

**TOWN OF MIDDLEFIELD
ZONING BOARD OF APPEALS
November 19, 2014
MIDDLEFIELD TOWN HALL
MINUTES**

Board Members Present: Chairman Terry Crean, Judy Hoag and Mitch Feldmesser.
Meeting was called to order at 6:06 P.M.

Hearing:

Continuation of the hearing concerning Kim Craven's application for a Special Permit/
Administrative Appeal. No new evidence was brought before the Board.

Chairman Terry Crean entertained a motion to close the hearing. Mitch Feldmesser made a
motion to close the hearing. Judy Hoag seconded the motion. All were in favor. 0 opposed.
Discussion ensued. The Chair previously reviewed the hand-outs, the tape recording and Town
Counsel's opinion concerning the 11-06-2014 hearing. He considers the citations quoted at the
meeting to be valid. The Board reviewed the citations. The Chair called for a vote. All those in
favor of closing the formal hearing of the Kim Craven request for a Special
Permit/Administrative Appeal, The Chair, Mitch and Judy voted Aye. There was no additional
input from the public.

Regular meeting resumed at 6:20 P.M.

Some points of discussion included

- 1) The MA Federation of Planning and Appeals Board Handbook was touted as very
informative.
- 2) A hearing is a fact finding procedure.
- 3) Applications are date stamped when received.
- 4) Questions to ask Town Counsel:
 - 1) What discretionary power does the Board have when dealing with an incomplete
application?
 - 2) Does the town counsel have any advice on this particular case?

The Board agreed to have the Chair consult with Town Counsel.

Solar Array: Resident Mike Brighenti, informed the Board that he did not see any evidence of
screening of a solar array at the Black's residence. Mike was aware of a variance granted to the
Black's with the condition that they screen the array from the road. The Board will discuss this
at another meeting. If they feel that the conditions need to be enforced, they will contact the
zoning enforcer.

Next meeting: December 4, 2014 at 6:00 P.M.

Adjournment: The Chair called for a motion to adjourn. Mitch made a motion to adjourn at
7:55 P.M. Judy seconded the motion. All were in favor. 0 opposed.

Respectfully submitted,

Suzanne C. Lemieux
Recording Secretary

