

September 22, 2020

ZBA Meeting

Hybrid Meeting, Zoom and in person

Meeting opened at 7:20

Two Applications

Regina Serkin – Special Permit, 1679 Swamp Road, Richmond, MA

Timothy O’Brien and Deborah Carleton, Variance, 350 Lenox, Richmond, MA

Variance – Site Visit – 6:30 – O’Brien

Special Permit – Site Visit – 6:45- Serkin

Serkin Special Permit, July 30, 2020

Addition to house – 19 x 20 feet

Addition to Outbuilding – 18 x 22 feet

Exhibit 1 – Application – July 30

Exhibit 2 – Public Notice Berkshire Eagle, Sept 8 and 15, 2020

Exhibit 3 – Abutters Notice,

Exhibit 4 – Agenda posted, September 14, 2020

Exhibit 5 – Letter from Conservation Committee, Sept 9, 2020, No comment

Exhibit 6 – Quitclaim Deed

Kevin Favre Contractor presented plans.

There were no other speakers or parties present to comment on the petition.

Public Hearing was closed at 7:30

Found in Compliance with Requirements Bylaw sections 6.1.2, Section 6.3.4 and Section 6.35

All members voted in compliance and approved

Ability to put on conditions on special permit.

None

Approve without conditions

Motion and seconded and approved.

All members of the ZBA board voted to approve the petitioner’s application

Second Application

Timothy O'Brien and Deborah Carleton, Variance, 350 Lenox, Richmond, MA

Exhibit 1- Application -August 26, 2020

Exhibit 2 – Public Notice, Berkshire Eagle, September 8 and 15, 2020

Exhibit 3 -Notice to abutters

Exhibit 4 - Agenda posted on September 14, 2020

Exhibit 5- September 9, 2020, Conservation commission letter -They had no jurisdiction

Exhibit 6- Quitclaim Deed

Did not get comment from planning board or selectman

Dana Bixby, Architect presented.

Renovation plan for handicapped child and parents. There is a need for handicapped accessible.

Construction of mudroom addition and new attached garage

Only the garage requires a variance as other work is allowed by right.

Doug Bruce 1666 Dublin Road, Not an abutter

Not in opposition to project but concern is for conservation land next to the property. People who are close think they can have access to that land. Cut down Trees for building and does it lead to other trees being trimmed.

Public has access to that parcel.

Was there any contact with the Richmond Land Trust who are abutters? Dick Stover prior president of RLT, talked to John Keenum who is the present President of the RLT. RLT has no objection to application

No one for or against the project

Variance different from special project

Provisions in handicap for ramp but not for building

Not entitled to garage under handicap provision

Discussion

Motion to find relief due to the circumstance Seconded and Approved by the board.

General Variance is granted as presented in petition

Motion made to grant a general variance as presented in the petition- seconded and approved.

Other business

Would still like to meet with other boards but due to COVID it is not the right time to have the discussion

Adjourn at 8:24

APPROVED ON JULY 28, 2021