

Town of Brimfield

ZBA Minutes June 29, 2023 5:30 pm Town Hall

Members in attendance: Kevin Moore, Jon Fagerstrom, Paul Vandal, Chet Jambora and Jeff Fitzgerald. Deb Fagerstrom as Clerk.

Also in attendance: Alicia and Daniel Rice, Jonathan Hall, Brian Caron, Sean Joy, Jason Dubois

The meeting opened at 5:46 pm.

Kevin made a motion to approve minutes from April 28, 2023. Paul seconded. Motion carried.

Kevin made a motion to approve the April 19 minutes. Paul seconded. Motion carried.

Begin Hearing for Alicia and Daniel Rice, 11 Sixth St at 5:48 pm

Discussion began regarding Conservation Commission and if they should go to Conservation first. They wish to put on a garage, breezeway, and porch. Kevin asked if anything they are asking to do would be within the perimeter of the setback requirements. It was answered that none of what they are requesting to do will meet any setback requirements. Jon asked why the garage can't be 3 feet over to meet the setbacks. Discussion took place regarding where to place the garage to meet the setbacks. Kevin pointed out that they would be violating every side, and that's illegal with our bylaws. The Rice's indicated that they will work with their plan to move things around to meet the setback requirements.

Kevin motioned to continue until they can put together a new plan. Jon seconded. Motion carried.

Begin hearing for Brian Caron. 170 Palmer Rd 6:06.

Brian shares information about the new building he put on his property. He wants a special permit to put two apartments above the garage, but he is not zoned for it. Kevin explained that there was a request to do the same thing on a property across the street from this and ZBA had to deny because he also, was not zoned for it.

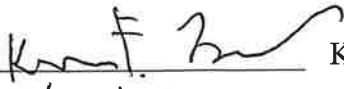
Discussion took place about Business district bylaws. The Board was reviewing section 3.6.1 which states that any use allowed in the Residential District can be allowed in the Business District.

Kevin motioned to approve the Special Permit as requested. Jon seconded. Motion carried.

Motion to adjourn at 6:28 by Kevin. Seconded by Paul.

Respectfully submitted,

Debra Fagerstrom, ZBA Clerk

Date minutes approved  Kevin Moore, Chair
7/25/23