

**TOWN OF SHEFFIELD
ZONING BOARD OF APPEALS
JANUARY 13, 2016
UPSTAIRS MEETING ROOM
7:00 PM**

Board Members Present: Eric Carlson, Chairman
Allison Lasso
Stephen Leining
Trudy Weaver Miller
Mark Bachetti

Others Present: Jill Hughes, Recording Secretary
Members of the public (see sign in sheet)

Chairman E. Carlson called the meeting to order at 7:00 pm.

Approval of Minutes: The Board reviewed draft meeting minutes from December 17, 2015. *M. Bachetti motioned, with a second from T. Weaver Miller to approve the December 17, 2015 minutes as written. The motion passed 4-0.*

S. Leining entered the meeting at 7:03pm.

Review Mail: The Board reviewed the draft annual report. *T. Weaver Miller motioned, with a second from M. Bachetti to approve the annual report as written. The motion passed 5-0.*

Bills Payable: There were no bills to approve.

Public Hearing: Epicampus, Inc. 1876 North Main Street for a Variance to permit a reduction of the side setback requirement for an existing building from a new surveyed property line.

S. Leining stated that he is an abutter to the property and would be recusing himself. Attorney Peter Vallianos was present representing Joe and Sandra Lopez who own the property and were also present. They have agreed to a four member Board, since the Alternate Board member was not available. Mr. Vallianos explained that the applicant is seeking the variance from the requirements of Section 4.2.1 of the Sheffield Zoning Bylaws for a reduction of the setback requirement on the northerly side of Lot 2 to 15.5 feet. The Board reviewed a Form A plan that the Planning Board approved on August 12, 2015. The plan shows the division of a 6 acre parcel with two buildings on it that were built in the 1980s. The Applicant would like to sell the northerly building (Lot 1) and keep Lot 2, but because the buildings were constructed on a single lot with only thirty-six feet separating them, it does not meet the zoning requirement of twenty feet side yard setback for both buildings. There are no other buildings planned for the property and the Applicant plans to create an easement and shared driveway.

M. Bachetti asked Mr. Vallianos about the topography of the parcel that makes it unique. Mr. Vallianos stated that the parcel is entirely flat and has river frontage, but is not unique compared to abutting parcels. M. Bachetti asked Mr. Vallianos if there is a financial hardship. Mr. Vallianos explained that the owner would have to sell both of the buildings on one lot, which would have a higher sale price. The owners would like to sell one building and keep the other for storage. There was no public comment. Chairman Carlson announced that the public hearing was closed and the Board would deliberate on the Variance application and a discussion ensued.

M. Bachetti motioned, with a second from T. Weaver Miller to find a negative determination on topography, a negative determination on financial hardship and a positive determination on detriment to the neighborhood. The motion passed 4-0.


M. Bachetti motioned, with a second from T. Weaver Miller that the Variance application be denied. The motion passed 4-0.

M. Bachetti motioned, with a second from T. Weaver Miller to adjourn the meeting. The motion passed 5-0.

The meeting adjourned at 7:32 pm.

The following documents were reviewed during the Board's meeting and have been retained as required by the Massachusetts Public Retention Policy: Sign in sheet, Draft meeting minutes 12/17/15, draft annual report, Application for Variance from Epicampus, Inc.

Respectfully submitted by:


Jill Hughes
Recording Secretary