

**TOWN OF SHEFFIELD
ZONING BOARD OF APPEALS
MAY 26, 2016
SECOND FLOOR 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.

Public Hearing: Sheffield Volunteer Hose Company #1, Inc., 65 Depot Square for a Special Permit for an addition to the Sheffield Firehouse.

The clerk read the public meeting notice into the record. Attorney Edward McCormick was present for the applicant. Mr. McCormick explained that the Firehouse is a non-conforming structure on a non-conforming lot that does not comply with the side setback and the lot size requirements of the Zoning Bylaw. The proposed addition will extend off the easterly side of the building and will create 2 new bays for emergency and fire vehicles. The Hose Company is currently under contract to purchase .041 acres from the Congregational Church. A discussion ensued about the proposed project. Jill Graham, Pastor of the First Congregational Church was present and stated that she supports the proposed addition.

M. Bachetti motioned, with a second from S. Leining to close the public hearing. The motion passed 5-0.

The Board began their deliberations. **M. Bachetti motioned, with a second from S. Leining that the Board makes the determination that the extension would not be more detrimental to the neighborhood. The motion passed 5-0.**

The Board discussed and made the following findings:

- A. Social, economic, or community needs which may be served by the proposed use. Board finds it will not adversely impact.
- B. Traffic impact, flow and safety, parking and loading and accommodation to pedestrian traffic and non-automotive transportation. Board finds pedestrian traffic will be limited, no change in the location or size of the existing driveway and limited effect on traffic or safety.
- C. Adequacy of utilities and other public services. Board finds no increase.
- D. Appropriateness to the proposed location, the neighborhood character and town land use objectives. Board finds it will not adversely affect the neighborhood or town land use.

- E. Environmental impacts, including, but not limited to, visual effects, noise, odor, dust, vibration, fumes, smoke, light intrusion, glare, impacts on natural habitats, views, water pollution, erosion and sedimentation. Board finds the proposed use should pose no undue environmental impacts.
- F. Potential fiscal impact, including impact on town services, tax base and employment. Board finds proposed use will have little impact.
- G. The proposed addition and relevant modification to the existing, non-conforming structure referred to in the application will not be substantially more detrimental to the neighborhood than the original non-conforming structure. Board finds the extension will not be more detrimental to the neighborhood.

M. Bachetti motioned, with a second from T. Weaver Miller that the Board makes the above findings "A-G". The motion passed 5-0.

M. Bachetti motioned, with a second from T. Weaver Miller to grant the Special Permit application of Sheffield Volunteer Hose Company #1, Inc. with the following condition:

1. **No change in the location or size of the existing driveway.**

The motion passed 5-0.

Approval of Minutes: The Board reviewed draft meeting minutes from March 21, 2016.

M. Bachetti motioned, with a second from T. Weaver Miller to approve the March 21, 2016 minutes as written. The motion passed 5-0.

Review Mail: There was no mail.

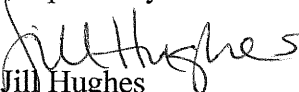
Bills Payable: There were no bills to approve.

M. Bachetti motioned, with a second from S. Leining to adjourn the meeting. The motion passed 5-0.

The meeting adjourned at 7:30 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 3/21/16; Application for Special Permit from Sheffield Volunteer Hose Company #1, Inc.

Respectfully submitted by:


Jill Hughes
Recording Secretary

Sheffield Zoning Board of Appeals

Date: May 26, 2016

Name – PLEASE PRINT	Street, Town
1. Edward G. McCarrick	390 Main G.B
2. Brent Getchell	184 Silver St.
3. Judith Ulrich	487 Sheffield Plain
4. JOHN ULRICH	487 SHEFFIELD PLAIN
5. Jim Kelly	1899 County Road
6. Jill Graham	1899 County Rd
7. MARTIN MITSOFF	960 S. UNDERMtn RD
8. Dave Ulrich	889 Salisbury Road
9.	
10.	
11.	
12.	
13.	
14.	