

Shutesbury ZBA Meeting Minutes

August 30, 2024 Virtual Zoom Meeting Platform. Minutes Approved: November 8, 2024.

Zoning Board members present: Jon Thompson, chair: John Aierstuck

Zoning Board associates present: Jeff Lacy

Staff present: None

Guests: Zinnia Stetson, Haydenville Woodworking and Design, Inc.; Russ Greco, Shutesbury resident; Tom Seifert, Shutesbury resident

- Thompson calls the meeting to order at 11:06 AM.
- Thompson activates Jeff Lacy from associate member to a voting member for the purposes of this meeting.
- 17 Leverett Road/Zinnia Stetson: Discussed the site plan review case for an addition to the existing single-family dwelling that includes an accessory apartment. All ZBA members have been on-site. Zinnia Stetson briefly explains what the project entails. The implications of the recently-passed Housing Bond Bill relative to accessory apartments were discussed. There is a 180-day grace period for these statutory amendments, extending into 2025. It was determined that the project meets all requirements of the Town of Shutesbury Zoning Bylaw, including lot size, road frontage, and setbacks. Lacy moved to approve the project; Aierstuck seconded, and the motion was passed unanimously. Lacy will write up the decision and transmit to Thompson.
- 640 Wendell Road/Russ Greco: Greco describes his desired project, a multipurpose garage that does not meet the current side setback requirements. Greco reviews the history of development of his residential lot over time with an explanation of the goals they were trying to achieve with their residence. The board reviewed 4.2-2B.2 (accessory structures that cannot meet a setback) and how that section has been implemented in the past. Greco advised to apply for a special permit under 4.2-2.B.2. The special permit process outlined, including use of the checklist. Greco questions why his lot is burdened. Lacy explains that his lot is in the RR district, not the LW district where setback requirements are less.
- Discussed the Housing Bond Bill and its effects on ZBA permitting.
- Discussed the usefulness of the APA-MA Guidebook of Massachusetts Land Use. Lacy can access this resource.
- Discussed the open Land Use Clerk position and how difficult it is to attract someone who will stay for any length of time. Lacy mentions that in Charlemont, MA one person handles the clerk duties for six different boards, including the 3 that Shutesbury's Land Use Clerk works for.
- Meeting is adjourned at 11:59 AM.

Respectfully submitted,
Jeff Lacy, associate member