

**THE COMMONWEALTH OF MASSACHUSETTS  
TOWN OF LANESBOROUGH  
ZONING BOARD OF APPEALS**

Decision of the Board of Appeals on the appeal and petition of Mrs.M.Tabachnikov for a Special Permit for property located at 1 Profile st.

**Notice of Special Permit: APPROVED -(see conditions listed below)**

Background Information

- Zone:R residential
- Map and Lot:111 lot 6
- 1096 Form received 3 Sept 2014
- Letters to abutters as defined by Assessors; completed
- Legal notices: completed
- Pre-requisites required prior to hearing - complete

ATTENDEES:

Mrs M. Tadachnikov Owner , R Sackowski Contractor , R Haupt Bldg Inspector ,J Friend Planning Bd' chairman

Board members in attendance:

Robert Mossman ,Harley Phelps, Gordon Zaks, Ron Tinkham & Betsy Bean

Meeting called to order at 7:00 p.m.

Reviewed background information

- Proposed site plan and petition reviewed :Deck / Door
- Building permit 30 Jul 2014 #14050 reviewed
- Project stopped -set back problems
- ZBA action required
- Area many non conforming conditions exist
- Input from town council J Bard
- Address abutter comments -non received
- Address character of neighborhood impact -many similar conditions exist homes built prior to Zoning

Additional Data received from the Petitioners: None

Reviewed

- Is in compliance with all provisions and requirements of the Town of Lanesborough Zoning By-Laws and is in harmony with its general intent and purpose.

- Is essential or desirable to the public convenience of the welfare at the proposed location.
- Will not be detrimental to adjacent uses or the established or future character of the neighborhood.
- Will not create undue traffic congestion, or unduly impair pedestrian safety.
- Will not overload any public water, drainage or sewer system or any other municipal facility to such an extent that the proposed use or any existing uses in the immediate area or in any other area of the Town will be unduly subjected to hazards effecting public health , safety or general welfare.

Zoning Board of Appeals and Attendees Questions

All questions were addressed:

- No side walls / roof planned. Deck rail to be per code

Attendees had questions:None

A frank and helpful exchange of data between all attendees took place.

Planning Board Inputs:None

Notified aggrieved personnel of their right to appeal Zoning Board decision inaccordance with Chapter 40A Section 17 with a copy to the Town of Lanesboro Town Clerk.

Closed Public Hearing at 7:12pm

Zoning Board of Appeals began a session to render a decision at 7:15 pm.

Findings: Reviewed.

A draft of a motion was formulated:

Approve special permit with conditions -no side walls / roof and Deck rails to be per code

The above motion was made by B Mossman seconded by B Bean

The motion was reviewed.

Called for a vote.

Vote:Unanimous approved

The Special Permit is approved

The Zoning Board of Appeals meeting terminated at 7:20 pm.

Petitioners were notified of decision and the procedure required.

- Decision filed with Town Clerk
- Wait 21 days - appeal requirement

. Obtain permit from building inspector.

 14 OCT 2014

Acting Recording Agent R.Tinkham  
Lanesborough Zoning Board of Appeals

cc: Appellant	Assessors
Board of Health	Building Inspector
Conservation Commission	Highway Department
Fire Association	Town Administrator
Police Department	Selectmen
Town Clerk	Water Department
Town Counsel	Fire Dept.
ZBA File & Members	Abutters
Registry of Deeds (via Town Clerk)	
Planning Boards - Cheshire, Dalton, Hancock, Lanesborough, New Ashford, Pittsfield	

**Appeal:**

The ZBA decision was received on 15 Oct 2014. The Appeal period has expired per M.G.L. Chapter 40A Section 17. No appeal notice has been received by the Town of Lanesboro Town Clerks office as of

**Town Clerk, Lanesboro, Mass**

**Registry of Deeds recording**  
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