

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF LANESBOROUGH
ZONING BOARD OF APPEALS

9 May 11

DEAN ?
BRIDGET M
Decision of the Board of Appeals on the appeal and petition of
B&B Griffin for a Conversion of a duplex to a 3 unit house
property located at 135 Prospect St.

Notice of Variance: APPROVED

Background Information

- Zone:R-A
- Map and Lot: 107-35
- Deed book 956335 page 335
- 1096 Form received 16 Mar 11
- Letters to abutters as defined by Assessors; completed
- Legal notices: completed
- Pre-requisites required prior to hearing - completed

Board members in attendance:

Robert Mossman, Tom Ostrowski ,Gene Andrew ,Harley Phelps, Gordon
Zaks,Ron Tinkham & Bob Sampson
Meeting called to order at 7:00 p.m.

Reviewed background information

- Proposed petition reviewed
- The property does not have the 2 ½ acres required by zoning slightly less but is different then most R-A lot because it has town water
- Board of Health has no problem with the petition
- Planning Board support the petition and will have a hearing for multi family dwellings per Zoning by Law requirments
- Is in compliance with all other 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 Questions

All questions were addressed:

Parking -not a problem

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

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 7:10 pm

Zoning Board of Appeals began a session to render a decision at 7:10 pm.

Findings: Reviewed.

A draft of a motion was formulated:

Approval of request

The above motion was made by G.Andrew seconded by G.Zaks

The motion was reviewed.

Called for a vote.

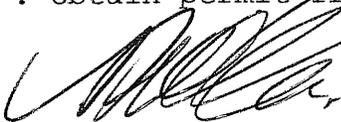
Vote:Unanimous approval

The Variance is approved .

The Zoning Board of Appeals meeting terminated at 7:15 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.



R.W.Tinkham
Acting Recording Agent
Lanesborough Zoning Board of Appeals

cc: Appellant
Board of Health
Conservation Commission
Fire Association
Police Department

Assessors
Building Inspector
Highway Department
Town Administrator
Selectmen

Town Clerk
Town Counsel
ZBA File & Members
Registry of Deeds (via Town Clerk)
Planning Boards - Cheshire, Dalton, Hancock, Lanesborough,
New Ashford, Pittsfield

Water Department
Fire Dept.
Abutters

Appeal:

The ZBA decision was received on . 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

Book _____ Page _____
