

THE COMMONWEALTH OF MASSACHUSETTS 15 Jun 2015  
TOWN OF LANESBOROUGH  
ZONING BOARD OF APPEALS

Decision of the Board of Appeals on the appeal and petition of Mr. & Mrs Scott and Diana Stevens for a Special Permit for property located at 41 Imperial St.

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

( Background Information

- Zone:R
- Map and Lot:112-98
- 1096 Form received 27 Apr 2015
- .Deed book 951 page 1113
- Letters to abutters as defined by Assessors; completed
- Legal notices: completed
- Pre-requisites required prior to hearing - completed

Board members in attendance:

Betsy Bean ,Harley Phelps, Gordon Zaks,Ron Tinkham & Bob Sampson  
Meeting called to order at 7:00 p.m.

Reviewed background information

- Proposed site plan and petition reviewed :screened porch off back of house up to 16 x 16 ft 15 ft from rear set back line.

Additional Data received from the Petitioners:

Mr & Mrs Murphy OK with application

- 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

Size of porch not to exceed 16 x 16 ft and 15 ft set back from the rear lot line reviewed.

All questions were addressed:

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 in accordance with Chapter 40A Section 17 with a copy to the Town of Lanesboro Town Clerk.

Closed Public Hearing at 7:18pm

Zoning Board of Appeals began a session to render a decision at 7:20pm.

Findings: Reviewed.

A draft of a motion was formulated: To approve exception addition not to exceed 400 sq ft and not to be closer than 15 ft to the lot line.

The above motion was made by B Sampson seconded by H Phelps

The motion was reviewed.

Called for a vote.

Vote: Unanimous

The Special Permit is approved.

The Zoning Board of Appeals meeting terminated at 7:30pm.

Petitioners were notified of decision and the procedure required.

- Decision filed with Town Clerk
- Wait 21 days - appeal requirement
- Obtain permit from building inspector.
- Pay Town Secretary (cost of hearing.  
(Legal newspaper notices, mailings, and cost to modify Deed.)



Acting Recording Agent  
Lanesborough Zoning Board of Appeals

cc: Appellant  
Board of Health  
Conservation Commission

Assessors  
Building Inspector  
Highway Department

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

Town Administrator  
Selectmen  
Water Department  
Fire Dept.  
Abutters

**Appeal:**

The ZBA decision was received on *6/16/15*. 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

*Ruth A. Krupar*  
Town Clerk, Lanesboro, Mass

Registry of Deeds recording

Book \_\_\_\_\_ Page \_\_\_\_\_

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RECEIVED  
JUN 16 2015

BY: \_\_\_\_\_