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Town of Charlemont Zoning Board of Appeals
Minutes of September 27th, 2011, at the Town Hall

Members Present: Doug Telling, Charlotte Dewey, Kathryn Eichholz
Public Present: Larry Mann, Richard Sinistore, Amy Wales

At 7:07PM, the meeting was called to order.

At 7:15 PM, the Public Hearing was opened on the application from Christine Repasy to request a variance to permit building a garage at 81 Maxwell Rd.. After Larry Mann explained that building the garage in the original spot that was permitted previously would place it over his water line and would require blasting of ledge, the Board opened to questions from the abutters present. Amy Wales commented that she was concerned that the lot, which is non-conforming, will become more so with this variance. Some discussion ensued as to other alternatives to the proposed site of the garage, with none being found adequate. Ms. Wales requested that a hedge buffer be maintained between the garage and the road and the Board agreed.

At 7:50PM, Doug Telling made a motion to grant a variance to Christine Repasy for constructing a car garage at 81 Maxwell Rd., Charlemont, with the following conditions:

1. The structure shall be a single car garage no larger than 18'x24'.
2. The building of said garage shall be subject to Massachusetts Building Codes.
3. A vegetative hedge buffer shall be maintained between the building and Maxwell Road.
4. The garage shall not be built closer than 20ft. to the road.
5. No additional structure can be built within the set back.
6. This variance is subject to the submission of a set of formal building plans for the structure.

The motion was moved and seconded and after no further discussion, was

approved unanimously. At 8:02PM, the hearing was closed.

At 8:15, the Board made a motion to set fees of \$75 and \$6 per abutter for an Application for Administrative Appeal. This motion was seconded and, after no further discussion, was approved.

The ZBA reviewed mail, approved and signed previous minutes.

Tentative date for next meeting is November 1st, 2011.

At 8:15PM, the meeting was adjourned.

Respectfully submitted,
Kathryn Eichholz