

Minutes of February 22, 2018
Charlemont Zoning Board of Appeals

The meeting was called to order at 6:50 PM. ZBA Members present were Charlotte Dewey, Trevor Mackie and Ron Smith. The minutes were signed for the last meeting held in July, 2017.

At 7:00 PM the hearing began. The Chair read the notice that appeared in the newspaper. Chad and Barbara McKenna, the applicants, were the only people present. The McKenna's explained that they were adding 3 walls and a roof to a concrete slab that has been present at the front entrance for over 30 years. Their primary intent is to improve the safety of the front steps by reducing the dripping and ice. The mud room addition will be an extension of their front entrance as well as storage. The Board reviewed the plans and asked several questions. All members had been by 23 East Hawley Rd. Prior to the meeting to view the property as well as abutting properties.

Trevor Mackie made a motion to approve the variance for 23 East Hawley Rd. for the purpose of constructing a three season mudroom on the west side of the dwelling closer to the road. Ron Smith seconded the motion.

The Board found that there was to be no disturbance of trees, shrubs and minimal disruption of soil. Due to the existing shrubs and privet hedge there will only be a minimal visual change as seen from the road.

Without the addition, the entrance would continue to present a safety risk for the property owners, family, friends and guests.

The closest neighbor on the opposite side of the street has an existing porch even closer to the road. The Board determined that the entire project allowed only a minimal extension of the existing non-conforming use.

Based on the above findings the Board voted unanimously in favor of the motion with no conditions. Trevor Mackie -yes Ron Smith -yes Charlotte Dewey - yes

As there was no additional business, new or old, the meeting was adjourned at 7:30 pm.

Respectfully submitted,

Charlotte R. Dewey - Chair