

Board of Appeals Meeting Minutes
Meeting held on Tuesday, January 20, 2015
Possible Spates Property, Cooper Creek Road

Meeting was attended by Board of Appeals members Steve Baluk (chair), Lynn Bertelli (clerk), Donald Puntin, Steve Hodgin, Joe Delmolino

Also attending: Todd & Gail Briggs, Elisabeth C. Goodman (atty.), Judith and Jay Spates, Mike Shepard (atty.), Therese and Gary Egan, Mike Kulig – Berkshire Engineering, Larry Gould, Timothy Taylor

Jay Spates again showed his plan to the Board with more pictures showing 3 trees that would have to be removed, two inch trees to install the septic system and one small 4 inch tree to build the new house.

The plan for the house was not changed since the last meeting. There are concerns about the setback requirements for the non conforming lot. The existing structure is now approximately two feet from the side setback requirement and the new structure would be about one foot to 18” from the side setback. Abutters have concerns about this property being made more non conforming than it is already. In addition there are concerns that the proposed design is not within the existing footprint of the current structure and it is approximately 94 square feet larger than the allowed 50 percent increase of square footage.

Spates decided to go back to the drawing board to try to address the abutters concerns regarding setback requirements, possible building in the existing footprint and square footage.

Next meeting will take place on Tuesday April 7, 2015 at 7 p.m.

Respectfully submitted,

Lynn M. Bertelli
Clerk for Tyringham Board of Appeals