

Middlefield Zoning Board of Appeals meeting January 25, 2023

Present were: Board members William Gibson, Brennan Hoag, and Frank Miosek; Lorna Wilhelm was present via Zoom. Also in attendance were Zoning Enforcement Officer Neal Newman and the applicant Jeffery Segarra of Medway, MA. .

The meeting was called to order at 7:26 p.m.. Mr. Segarra presented the details of the application. The property 16.00-1-22.02 is presently owned by Gregory Lippitt. The Segarras anticipate buying it and filed this variance application to assure they will be able to establish their homestead as desired. The 11.35 acres is comprised of several features. Near the road there are two open areas each about an acre in area separated by a wooded swath containing a seasonal stream channel. Further back from the second open area is a wooded section of approximately 8 acres.

The Segarra's plan is to establish their house in the second open area (field) on the higher elevation, and a two-story garage, potentially with an apartment for guest and family closer to the road in the first field.

Per the application: "The variance requested is to allow 2 residences on the property that requires 400 feet of frontage. The current frontage has a very small shortfall (less than 4-6 feet depending on the survey used). All other lot requirements are met."

According to Middlefield Zoning Law: Article V, 5: "Principal Buildings per Lot: There shall only be one (1) principal building per lot, except that where a sufficiently large parcel exists, up to three principal buildings may be established, provided each structure has in identifiable land area which satisfies the lot area and yard requirements of the district regulations applying to the district in which they are located."

After further discussion about the community characteristics and issues related to ZBA considerations for variances according to the law Article VIII, par. 2, Mr. Miosek made a motion to approve the variance in that the deficiency is insignificant and will have no bearing on safety or aesthetics (only approximately one percent of the requirement). The motion was seconded by Mr. Hoag. All members were in favor of the variance.

The meeting was adjourned without any further actions.

Respectfully submitted,



William Gibson

ZBA

1-25-23

Print

Signature

Bill Gibson

W. Gibson

Jeff Segarra



~~C. BREWSTER HOOD~~

~~C. Brewster Hood~~

C. Brewster Hood

Frank M. Osek

- joined late; did not sign

Lana Wilhelm via zoom

Susan Segarra " "

Neal Newman