

ZONING BOARD OF ADJUSTMENT
TOWN OF SPRINGFIELD

Minutes, April 12th at 5:00PM - Site Visit – Sara Gilbert and Ryan Gatchell

256 Philbrick Hill Rd

Re: Special Exception to build a garage within the 35' setback on a non-conforming lot

Zoning Board Members Present: Susan Chiarella, Tanner Jacques, and Justin Hastings

Also present: Sara Gilbert and Ryan Gatchell, applicants

Sara and Ryan had staked out the proposed garage site. Ryan corrected the existing shed size, which is 12' x 36' and the proposed shed reduction would be 12' x 16'. The southern boundary setback that is in question runs on the outside of the wall and is plain to determine as the pins are clearly visible. Sara and Ryan were able to identify the location of the new septic tanks and leech field installed this past summer that limit the possible building options.

After viewing the property, the board had no further questions. Tanner motioned to continue the meeting to Tuesday, May 4th. Justin seconded the motion. All members present agreed and the applicants were notified.

Respectfully,

Tanner Jacques