

ASHFIELD ZONING BOARD OF APPEALS

Organizational Meeting

Thursday, April 21, 2016

7:00 p.m.

Town Hall, Ashfield

M I N U T E S

Meeting called to order at 7:10 p.m.

Present: Mollie Babize, chair; Anne Yuryan; Kit Nylén

Mail: Geo Insight Environment Strategy and Engineering sent the board an Activity and Use Limitation recorded April 11 in the Franklin County Registry of Deeds. It refers to the installation of gas pumps at Nolan's Neighbors on Main Street (ZBA case 2013-3) and specifies uses allowed and not allowed on the property.

When the renovation of Neighbors was underway, and the old island removed, oil was discovered quite deep down in the soil. Not all of the soil was removed. No oil was found in the groundwater. A status of "No Significant Risk" was assigned to a portion of the property. The document delineates what and how any changes to the use or ownership must be handled in order to keep that status. It also states how repairs must be made and how long workers can be exposed to any risk that might be connected to future projects. Uses of the property are restricted and some are prohibited. Any change of ownership, deeds, loans or mortgages etc., must contain the recorded document, which spells out consequences for violations of any provisions of the "Notice of Activity and Use Limitation." No action is required of the ZBA. We will file the document in our case file.

New Case: We have an application dated April 4, 2016 from Sheralyn Scott concerning her property at 8 Bronson Avenue. She wants to add an addition to a pre-existing non-conforming structure. We have all the necessary paperwork from Ms Scott and will schedule a public hearing for Wednesday, May 18, at 7 p.m. at Town Hall. Notices will be posted online and in Town Hall, placed in the *Recorder*, and mailed to abutters at least two weeks prior to the meeting.

Alternate Board Member: Attorney Susan Stark has expressed interest in serving as an alternate on the Zoning Board of Appeals. She and her husband live on Buckland Road. Her legal training, business background, and focus on housing issues makes her an attractive candidate. We will forward her nomination to the Select Board.

Meeting adjourned at 7:58.

Respectfully submitted,

Kit Nylén