

Town of Sandisfield

Select Board

Minutes for Select Board meeting held on Monday, November 27, 2023 at 6:30PM at the Town Hall, 66 Sandisfield Road, Sandisfield, MA

Members present: Steve Seddon, John Field, Robert Fedell, Jonathan Sylbert

Participants: Leslie Harrison (remote), Lori Robbins, Barbara Cormier, Jeff & Melissa Bye, Mary Turek, Zoe Marinelli (remote)

1. Call to order: Note that the meeting is being recorded

2. Special Permit Hearing – 38 West St

Steve reads the Special Permit Hearing Notice on the application of Leslie Harrison for zoning relief in accordance with Section 5 of the Sandisfield Zoning Bylaws for a proposed addition to the existing structure at 38 West Street, Sandisfield, MA, map 407 lot 26.

Lori Robbins, from Heller & Robbins Law Firm, is representing Leslie Harrison for her special permit application. Lori explains the lot is nonconforming because it is 0.899 acres, therefore less than an acre. The building does have the required 200 feet of frontage and the existing dwelling does comply with all current setbacks. Since the current dwelling is beyond repair, Leslie's proposition is to demolish the entire building and rebuild almost entirely in the exact same footprint, but square the house off since it is currently an irregular shape. The home will be one-story. Leslie is under contract to purchase the property under the condition she is granted a special permit. Lori presents images and a floor plan of the rebuild Leslie is proposing. Leslie has appeared before the Sandisfield Board of Health and has been made aware that the septic system must be rebuilt. Leslie is currently working with Kelly, Granger, & Parsons to design a new system and the Sandisfield BOH voted to give feedback that they have no health related concerns with the property. Additionally, Leslie has appeared before the Planning Board who supported rebuilding the dwelling within the proper setbacks.

Lori goes on to state that the reconstruction of this dwelling will not be detrimental to the community in any way, as the current dwelling is in such disrepair that reconstruction will remove the blight from the neighborhood and serve as an improvement to the community. Additionally, there will be no detriment to the neighbors, as the property is abutted by other single family dwellings. Sandisfield does not have municipal water or septic, and therefore these things will not be affected by the reconstruction.

No one speaks to oppose the Special Permit application. The public hearing closes.

Robert Fedell supports the removal of the dilapidated home to reconstruct a new modern one as it still falls within all the proper setback requirements. Steve agrees.

A motion was made, seconded and so voted to approve the Special Permit application for Leslie Harrison for her property at 38 West St.

Steve Seddon	Aye
John Field	Aye
Robert Fedell	Aye

3. Review and vote to approve minutes of meetings

A motion was made, seconded and so voted to approve the minutes of meetings 11/17 and 11/17 executive session

Steve Seddon	Aye
John Field	Aye
Robert Fedell	Aye

A motion was made, seconded and so voted to release the executive session minutes of 11/13 and 11/17

Steve Seddon	Aye
John Field	Aye
Robert Fedell	Aye

4. Adjourn Meeting

Meeting adjourned at 6:50pm

Steve Seddon

John Field

Robert Fedell