



**Town of Sandisfield
Planning Board
Sandisfieldma.gov**

September 12, 2023

To the Special Permit Granting Authority:

At a public Planning Board meeting held on September 12, 2023, the Planning Board reviewed the Special Permit application of South Branch Farm, 40 Viets Rd after subsequently denying their building permit application. The plans currently call for an increase to the non-conformity of the building by encroaching further on the setbacks. The Planning Board formally recommends the SPGA approve the special permit contingent on the applicant adjusting the plans so the new construction does not encroach any further on the setbacks than it already does. The Zoning Bylaw dimensional requirements are included below for reference.

Section 4 - Dimensional Requirements

a) Density Regulations

No building or structure shall be constructed nor shall any existing building or structure be enlarged or altered except in conformance with Table of Dimensional Requirements, except as may otherwise be provided elsewhere in this bylaw.

b) Table of Dimensional Requirements

Dimensional Requirements	
Minimum Lot Size	1 acre
Frontage	200 feet
Minimum Lot Depth	150 feet
Front Setback	30 feet
Rear Setback	30 feet
Side Setback	30 feet

Notes

- 1. Frontage shall be on a public road or right away*
- 2. The front setback shall be measured from the nearest point of the right-of-way line of the bounding street or road.*
- 3. The side and rear setbacks shall be measured from the property lines.*

Sincerely,
Barbara Cormier
Planning Board, Chair