

ZONING BOARD OF APPEALS SOUTHAMPTON, MA 01073

NOVEMBER 30, 2011 MINUTES

ZBA Members Present: Ryan Geeleher, Chairman
Michael Sacco
Tom Sears
Linda Hiesiger

7:00 p.m. Ryan Geeleher, Chair, opened meeting

Regular Business:

- Michael Sacco moved to accept 10/6/11 minutes with one amendment to change that Michael moved to adjourn meeting; Seconded by Ryan Geeleher; Unanimously accepted
- Signed another PCF for ZBA Clerk's temporary extension
- Reviewed uniform payroll time sheet and cover sheet adopted by PPP Board
- Reviewed correspondence from Westfield ZBA for a special permit regarding Ashley St.; Not sure why we're receiving these notices, possibly something in their by-laws

7:15 p.m. Ryan Geeleher, Chair, opened public hearing

Applicant: Neal L. & Jane Howard
75 Russellville Rd

- Chair read the application, public hearing notice and reviewed mailings
- \$100.00 application fee was paid, and balance due is \$262.93
- Reviewed 12/8/10 variance decision
- Hearing was opened up to Mark Reed of Heritage Surveys, representing the Howards
 - Mark stated that the previously requested variance was based on lot dimensions obtained from the Assessor's maps; Since then the applicant retained Sherman and Frederick to survey property, which indicated frontage discrepancy
 - Requesting amendment to last year's approved variance decision to show frontage of 80.45 feet as reflected on the final survey; boundaries are the same
 - Ryan Geeleher asked Mark Reed to clarify the accuracy of assessor's maps; Mark replied that

they are based on deeds, plans, and records, and that not every parcel in town has been surveyed, and they are not intended for legal conveyances. Whenever a survey is done, it will correct differences for future legal conveyances. He stated Assessor Maps are guidelines for general purposes showing parcels of land.

- The Chair acknowledged the applicant's pain having to repeat the process

- Meeting was opened to the public
 - Mark Reed stated that nothing has changed - one house with a driveway, same purpose, same map and lot
 - There was no objection by neighbors
- Michael Sacco made the motion to **approve** the amendment as requested; Seconded by Ryan Geeleher; Motion carried
- Applicant requested to note "Trustees" since the land was put in a trust since the original application was made
- Michael Sacco moved to identify applicants as Neal & Jane Howard, Trustees; Seconded by _____; Motion was unanimously approved
- Applicant questioned the appeal period so they can move forward in a timely fashion
- Michael Sacco made motion to close the hearing; Seconded by Tom Sears; Motion carried
- Michael Sacco made motion to adjourn meeting; Seconded by Linda Hiesiger; Motion carried

Meeting adjourned 7:25 pm

Minutes reviewed and approved as written by majority vote on

_____.

Ryan Geeleher, Chair

Michael Sacco

Tom Sears

Linda Hiesiger

Respectfully submitted,
Janine Domina
ZBA Clerk