

**PAXTON BOARD OF APPEALS**

Thursday, October 26, 2023, at 7:00pm

Public Hearings and/or Regular Meeting

Held at JBSC, 17 West St, Paxton, MA

ATTENDANCE:

MEMBER	PRESENT (x)	ABSENT (x)
Roberta Brien (RB), Chairman		X
Richard Grensavitch (RG), Vice Chair	X	
Forrest Smith (FS), Clerk		X
Paul Robinson (PR), Member	X	
Robert Birkbeck (RB1), Member	X	
Jeffrey Wentzell (JW) Alt. member	X	
Allison Langhill (AL) Alt. member	X	

Other Attendees: Brian Lawler (BL), Jay Conte, Julie Conte (JC), Diane Graham, James Graham

Richard Grensavitch, Vice-Chair, called the meeting to order at 7:02 p.m.

Meeting Minutes

Motion (PR) seconded by (RB1), to approve minutes of Sept. 7, 2023, as written, vote 3-0, all in favor.

Public Hearing

Richards Ave, (Map 18, Lot179B), owner Brian Lawler, Variance application to construct a 3200 square foot barn/garage. (BL) Currently the property has three parcels. There is a horse barn existing which we plan to use for a personal horse in the future. The new barn will be used for agricultural equipment and to park vehicles. It is not visible from the street and will be a wood frame, not steel. (JC) A neighbor on Arrowhead Dr, was concerned about outside storage of equipment and if ownership changed, that the barn would be used for commercial purposes. She also questioned the need for the size requested. (PR) Suggested a screen of arborvitae trees facing the Arrowhead neighborhood. (BL) I would agree to that. I also plan on installing fencing near the house at 57 Richards to further screen the new barn and house from the neighboring property. (JW) To address the future commercial use of the barn, it would not be allowed according to the Zoning Bylaws. (RB1) Asked about lighting. (BL) I had planned on coach type lights at the doors. I agree not to have spotlights.

(PR) Suggested to the board that a Finding be used as opposed to a Variance, as in past approvals for the same applications.

Motion (PR) seconded by (JW) to grant a Finding for the construction of a 3200 sqft. barn/garage at Richards Ave (M18, L179B), owner Brian Lawler, vote 5-0, all in favor, with the following conditions:


1. The Finding goes with the land, not the owner.
2. The new barn will be masked to the Arrowhead Drive properties with a minimum height of 5ft. of Arborvitae trees or similar.
3. No floodlighting on the new structure.
4. A solid type of fence will be installed to the side of 57 Richards Ave. per the owner.

New Alternate Members, Jeffrey Wentzell and Allison Langhill, were welcomed to the Board. (JW) needed to leave the meeting at 7:50.

Motion (RG), seconded by (PR) to adjourn the meeting at 7:55pm, vote 4-0, all in favor.

**All referenced documents are on file in the TSC office.

Respectfully submitted,

A handwritten signature in black ink, reading "Sheryl Lombardi". The signature is written in a cursive, flowing style.

Sheryl Lombardi, TSC