



OFFICE OF THE
BOARD OF APPEALS
BROOKFIELD, MASSACHUSETTS

PUBLIC HEARING
MINUTES
Monday, August 8, 2011

Present: Nicholas Thomo, Chairman
Kenneth Cleveland
David Olson
David Holm

Absent: Charles Wilson
William Neault

Guest: Charles Edgette, Jr.

Mr. Thomo opened the Public Hearing at 6:03 p.m.

The purpose for the hearing is to consider a request from Charles E. Edgette, Jr., to build a 12' x 12' addition onto his single family cottage. This requires a Special Permit per Section 6) Nonconforming Land Uses and Structures, Subsection C.1) (et al) at his residence located at 4 Ward St., Brookfield. This property is located in the Flood Plain District.

No abutters were present.

Mr. Edgette presented the Zoning Board of Appeals with the following:

- Sketch of plans
- Perimeter beam & floor joint detail
- Exterior elevation
- Copy of map outlining his 3 lots
- Copy of no impact letter from the Conservation Commission

Mr. Thomo stated there is an existing leach field, and existing septic so the addition of a living room will have no impact.

Mr. Edgette said he will have 9" of fiberglass for the floor of the addition. He will heat by running a duct. The height of the building is approximately 10-11" (feet).

Mr. Edgette owns 3 lots so he's not infringing on anyone's property lines.

Mr. Thom asked if any members had any questions. There were no further questions.

Mr. Thomo closed the Public Hearing at 6:11 p.m.

Mr. Holm made a motion to give Mr. Charles E. Edgette, Jr., 4 Ward St., Brookfield a Special Permit to build a 12' x 12' addition (living room). Mr. Olson 2nd the motion. Nicholas Thomo; Kenneth Cleveland; David Holm; and David Olson all voted in favor.

Respectfully submitted,

Carrie Worthington

Carrie Worthington
Administrative Clerk



OFFICE OF THE
BOARD OF APPEALS
 BROOKFIELD, MASSACHUSETTS

Zoning Board of Appeals Decision

At a meeting held on Monday, August 8, 2011, The Brookfield Zoning Board of Appeals voted to grant a special permit to Charles Edgette, Jr., to build a 12' x 12' addition (living room) onto his single family home located at 4 Ward St. The property is located in the Flood Plain District. The vote was 4 – 0 in favor.

Nicholas M. Thomo

YES Nicholas M Thomo

David Holm

YES David Holm

David Olson

YES David Olson

Kenneth Cleveland

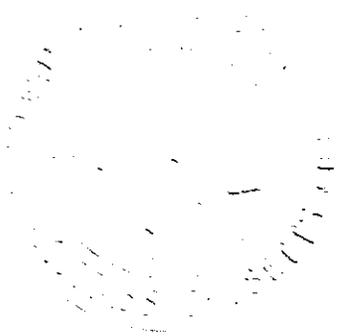
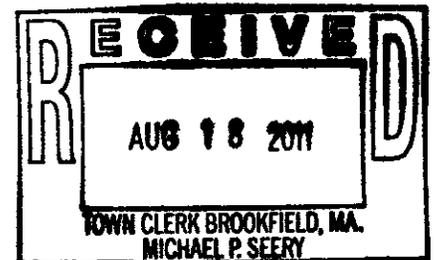
YES Kenneth Cleveland

Appeals, if any, shall be made pursuant to section 17 (of General Laws chapter 40A) and shall be filed within 20 days after the date of filing of such notice in the office of the city or town clerk. G.L. C40A Section 9-13.

Ordinance or By-Law Shall provide that Special Permit Shall lapse within 2 years unless substantial use or construction has commenced. (MGL CH 40A Sec.9A)

Nicholas M Thomo

Nicholas M. Thomo
 Chairman





OFFICE OF THE TOWN CLERK
Justice of the Peace and Notary Public
MICHAEL P. SEERY
6 CENTRAL STREET
BROOKFIELD, MA 01506
508-867-2930 EXT.12

CERTIFICATE OF NO APPEAL

Zoning Board of Appeals Decision: Special Permit for Charles Edgette Jr.

At a meeting held on Monday, August 8 2011, The Brookfield Zoning Board of Appeals, voted in favor of granting a special permit to Charles Edgette Jr. to build a 12 X 12 addition (Living Room) onto his single family home located at 4 Ward Street, Brookfield MA 01506. The property is located in the Flood Plain District. The vote was 4-0 in favor. (See Attached Special Permit).

Petitioner: Charles Edgette Jr. 4 Ward Street, Brookfield, MA 01506

Owner: Charles Edgette Jr. 4 Ward Street, Brookfield, MA 01506

Property Location 4 Ward Street, Brookfield, MA 01506

Deed Reference: Book: 79 Pg: 51

The undersigned, being the Town Clerk of the Town of Brookfield, hereby certifies that the foregoing decision was filed with the Town Clerk Thursday, August 18, 2011 and that twenty (20) days have elapsed after filing the decision and that no notice of any action appealing the decision has been filed with the office of the Town Clerk during this twenty (20) day period. The appeal period ended September 8, 2011.

Certified this 8th day of September, 2011

A True Copy Attest: Michael P. Seery