



**Middlefield Town Hall
Zoning Board of Appeals
Public Hearing
Minutes
October 29, 2024**

Present: Chair Maureen Sullivan, Sherri Venditti and Mark Lipton, RS Suzanne C. Lemieux.
Public in Attendance: Mike Bero, Jana Gross, Tamarin Laurel Paine; Planning Board Committee members J. Cameron McNeill, Andrea Tosi, Diane Thomes and Michael Hitchcock.

- The public hearing was opened at 6:04 for the special permit application from Mike Bero and Jana Gross to locate a shed on their property at 162 Skyline Trail. Jana explained that they are planning to locate a prefab garden shed in the same vicinity that an old barn was located. The purpose of the shed is to store gardening equipment and other tools. The shed will have a gravel foundation and will be painted green to blend in with the surroundings. They are on a non-conforming lot, so would like to conform to the state guidelines of a ten foot setback.
- **Public comment:** J Cameron McNeill questioned the setback and whether a public hearing is required. The Chair stated that the setback required in Middlefield is 45 ft and the State's requirement is a minimum of 10 feet. The location of the cluster of homes in this area are pre-zoning and do not comply. Town Counsel suggested that the Board amend the special permit application for a Chapter 6 finding as there was a barn located on the property previously and the shed would be placed within the bounds of the same footprint. The Board amended the application with language to indicate that the application is being made for a finding under Mass general law Chapter 40 Section 6. A special permit application requires a hearing. Planning Board member McNeill wanted it to be put on record that he is in favor of the ZBA granting the special permit application. The Public Hearing was adjourned. The regular meeting was reconvened after the hearing.

Respectfully submitted,

Suzanne C. Lemieux