

NOTICE OF DECISION  
November 6, 2024

Application of Jana Gross and Michael Bero to install a 10 x 14-foot garden shed at their property at 162 Skyline Trail, Middlefield, MA in accordance with MGL Chapter 40A Section 6 and Middlefield Zoning Bylaw Section 3.2.3.

The application was received on September 30, 2024 and stamped by Town Clerk Suzanne Lemieux. The applicants were requesting to install a 10 x 14-foot garden shed at their residence at 162 Skyline Trail, Middlefield, MA, on the former site of a barn that had been removed by the previous owner of the property. The 162 Skyline Trail property, located in the historic district in the center of the town and in existence long before the adoption of the Middlefield Zoning bylaws, is nonconforming, like other properties in that neighborhood. The property lacks the zoning bylaw required 200' frontage. The Gross/Bero property, with a frontage of 76', does not provide adequate side to side width to install a shed structure which would meet Middlefield's require 40-foot setback from abutting properties.

The detailed application provided a site plan of the property, an aerial view of the property when the barn was still on site, an aerial view of the property after the barn was removed and a photo of the type and size of shed to be installed. The site plan shows that the shed will be placed on a much smaller area than the former barn. The plan proposed that the shed be installed with a setback of 10 feet from an abutter.

A Public Hearing was scheduled for October 29, 2024. Notice was published in the Country Journal on October 10, 2024 and October 17, 2024. Legal Notice was posted in town on October 7, 2024 and abutters and abutters-to-abutters were notified by certified mail.

At the hearing Ms. Gross presented their plan to the public. She explained that they need a shed to store gardening tools, a lawn mower and the like. The majority in attendance expressed support while no one express concern or opposition. No abutters were present nor did the board receive anything in writing from abutters.

A motion was made, and seconded, to approve the application as submitted. The motion passed unanimously. No conditions, restrictions or limitations were attached to the decision.

Maureen Sullivan, Chair  
Middlefield Zoning Board of Appeals

