

**TOWN OF SHEFFIELD  
ZONING BOARD OF APPEALS  
AUGUST 8, 2023  
TOWN HALL – SECOND FLOOR MEETING ROOM  
7:00 PM**

Board Members Present: Eric Carlson, Chairman  
Mark Bachetti  
Catherine Miller  
Nicole Chase  
Pat Levine, Alternate

Board Members Absent: Allison Lasso

Others Present: Rhonda LaBombard, Town Administrator

Members of the Public (Sign in Sheet Attached)

**7:00 PM Public Hearing Continuation for Administrative Appeal filed by Louis Aragi - Regarding 1474 and 1500 Hewins Street, Assessors Map 9 Block 1, Lots 1, 3.2, Book 5 and Page 33 and Lot 8, Book 2447, Page 91. In the Rural District.**

Chairman Carlson called the public hearing to order at 7:00 PM and read the public hearing notice.

M. Bachetti asked the two parties if they could come to a verbal agreement between each other to add gravel to the section of the driveway that is in question. Attorney Martin, representing the Goodchilds, stated that in his opinion this issue is beyond being settled between the two parties. It was the consensus of the Board that there didn't seem to be any interest from the parties to solve the issue between themselves.

C. Miller made a motion to close the public hearing unless either party had new information to submit, seconded by M. Bachetti. The motion carried unanimously.

Chairman Carlson closed the public hearing at 7:05.

The Board began deliberations.

N. Chase stated that based on the Zoning Bylaw and prior discussion that Mr. Goodchild is not using the driveway as primary access to his property, therefore, in her opinion this is not a common driveway and she will vote to uphold the Building Inspector decision. C. Miller and P. Levine agreed with this opinion.

M. Bachetti stated that he considers the Aragi property as one property and thus the driveway only services one property, Pine Island Farm and it does not meet the definition of a common driveway. Chairman Carlson agreed.

C. Miller made a motion to deny the Administrative Appeal and uphold the Building Inspector's determination, seconded by M. Bachetti. The motion carried 5-0.

The public left the meeting.

The Board discussed the minutes from July 20, 2023. It was the consensus of the Board to remove the sentence on page two "both Mr. Aragi and Mr. Goodchild agree that five feet of additional gravel at the


entrance to the right of way would solve the problem". P. Levine made a motion to approve the minutes as amended, seconded by C. Miller. The motion carried unanimously.

Administrator LaBombard reminded the Board that an alternate member may only be used for a public hearing. They may not act as a board member for regular business.

C. Miller made a motion to adjourn the meeting, seconded by M. Bachetti. The motion carried unanimously.

Chairman Carlson adjourned the meeting at 7:15 pm.

Respectfully submitted:

  
Rhonda LaBombard  
Town Administrator

Documents Reviewed at this Meeting:  
Administrative Appeal  
Minutes