

ZBA MEETING ATTENDANCE
MEETING OF: 5/14/19

Robert Shaw _____
Jack Currier ✓
J.P. Boucher ✓
Mariellen MacKay ✓

Jay Minkarah ✓
Steve Lionel _____
James Welch _____
Efstathia Booras _____

APPROVAL OF MINUTES

Minutes of 4.9.19

MOTION BY: J. Currier

SECONDED BY: J. Minkarah

Corrections:

No changes - minutes are OK

APPROVED

DENIED

TABLED

Minutes of 4.23.19

MOTION BY: J. Currier

SECONDED BY: J. Minkarah

Corrections:

No additions or edits needed

APPROVED

DENIED

TABLED

STAFF ATTENDANCE

Carter Falk ✓

Marcia Wilkins _____

REGIONAL IMPACT

Yes _____

No ✓

10:52 am motion to adjourn - J. Currier
m. MacKay

ZONING BOARD OF ADJUSTMENT

MEETING OF: 5/14/19 CLERK OF ZBA: Mariellen MacKay

ADDRESS OF ZBA REQUEST: 12 Chelsea Ct

PETITIONER: Libin Liu + Yu Cheng OPTIONEE/LESSEE: _____

VOTING: J. Minkarah, J. Currier, J.P. Bouche, M. MacKay

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	Approve	J Currier	J Minkarah	4	0	

Reason for granting / denial: request variance from Land Use Code Sect 190-31.4 to encroach up to 2.25 ft into the 6' req setback to maintain existing 12' x 20' shed. Board finds all criteria have been met. Unanimous Consent by the Board

VARIANCE: REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting / denial: _____

USE VARIANCE: EXCEPTION #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting / denial: _____

SPECIAL EXCEPTION REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting / denial: _____

SPECIAL EXCEPTION REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting / denial: _____

PETITION FOR REHEARING/APPEAL FO ZONING ADMIN	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting / denial: _____

ZONING BOARD OF ADJUSTMENT

MEETING OF: 5/14/19 CLERK OF ZBA: Mariellen MacKay
 ADDRESS OF ZBA REQUEST: 460 Broad St
 PETITIONER: Whitman Family Rev Trust OPTIONEE/LESSEE: Patricia Whitman
 VOTING: J. Min Karah, J. Currier, JP Bouche, M. MacKay

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: requesting sp. exception from Land Use Code Sect 190-15 Table 15 (#3) to construct attached garage w/ an ADU above. (m)

VARIANCE: REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

USE VARIANCE: EXCEPTION #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

SPECIAL EXCEPTION REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: requesting sp. exception from Land Use Code Sect 190-15 Table 15 (#3) to construct an attached garage w/ an ADU above. All sp. exception criteria have been agreed to by applicant. Board is unanimous in its approval. All criteria have been met

SPECIAL EXCEPTION REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

PETITION FOR REHEARING/APPEAL FO ZONING ADMIN	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

ZONING BOARD OF ADJUSTMENT

MEETING OF: 5/14/19 CLERK OF ZBA: Mariellen Mac Kay

ADDRESS OF ZBA REQUEST: 103 Lund Rd

PETITIONER: Monica Velt + Amanda Hong OPTIONEE/LESSEE: Himaltan Pools Corp

VOTING: J. Minkarah, J. Coker, J.P. Boucher, M. MacKay

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	<u>approve</u>	<u>J. Coker</u>	<u>J. Minkarah</u>	<u>4</u>	<u>0</u>	

Reason for granting/denial: Variance from land use code Sect 190-264 for necessary use area, 40% allowed - 51% proposed to construct 16 x 24 above-ground pool. All criteria are met. Board is unanimous.

VARIANCE: REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

USE VARIANCE: EXCEPTION #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

SPECIAL EXCEPTION REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

SPECIAL EXCEPTION REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

PETITION FOR REHEARING/APPEAL FO ZONING ADMIN	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

ZONING BOARD OF ADJUSTMENT

MEETING OF: 5/14/19 CLERK OF ZBA: Mariellen MacKay
 ADDRESS OF ZBA REQUEST: 476 Amherst St
 PETITIONER: Wahl Company of Eastern Mass OPTIONEE/LESSEE: Fab-Brage Corp
 VOTING: J. Minkarah, J. Corriey, J.V. Bouchey, M. MacKay

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	Approve	J. Corriey	M. MacKay	4	0	

Reason for granting/denial: variance from land use Code Sect 190-15, Table 15-1 (#81) to allow the use of 2.5% of the site for leasing printing trucks when 7.5% is allowed. Used for a permitted use of self-storage. No more than 25% site ^{permitted use of} ~~land~~ ^{to be used for} ~~storage~~ ^{leasing trucks} ~~7.5%~~ ^{7.5% Trucks not} ~~all of it~~ ^{manufacturing} ~~board in unananimous~~

VARIANCE: REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

USE VARIANCE: EXCEPTION #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

SPECIAL EXCEPTION REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

SPECIAL EXCEPTION REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

PETITION FOR REHEARING/APPEAL FO ZONING ADMIN	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

ZONING BOARD OF ADJUSTMENT

MEETING OF: 5/14/19 CLERK OF ZBA: Marillean MacKay

ADDRESS OF ZBA REQUEST: 24 Coburn Ave

PETITIONER: Carl Foley, Fieldstone Land Cons. OPTIONEE/LESSEE: Anya Bend Rev. Trust

VOTING: J. Minkarah, J. Currier, J P Boucher, M. MacKay

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	Approve	J P Boucher	J. Currier	4	0	

Reason for granting/denial: Variance Land Use Code Sect 190-16 Table 16-3 existing lot min lot width 120' req. 100' proposed a proposed lot min width 120' req. 100' proposed subdivide 2 lots into 2. Topography of prop dictates the design. All criteria have been met Board is unanimous.

VARIANCE: REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

USE VARIANCE: EXCEPTION #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

SPECIAL EXCEPTION REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

SPECIAL EXCEPTION REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

PETITION FOR REHEARING/APPEAL FO ZONING ADMIN	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

ZONING BOARD OF ADJUSTMENT

MEETING OF: 5/14/19 CLERK OF ZBA: Mariellen MacKay

ADDRESS OF ZBA REQUEST: 6 Hibiscus Way

PETITIONER: Shahid & Neelofar Haque OPTIONEE/LESSEE: _____

VOTING: J. Minkarah, J. Cuppino, JP Boucher, M. MacKay

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

VARIANCE: REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

USE VARIANCE: EXCEPTION #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

SPECIAL EXCEPTION REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: requesting sp. exception of com Land Use Cod. Sect 190-47B for a naja home occupation for an in-home day care for up to 9 children. All 6 criteria agreed too. The Board lowered the number of children to 5 - less if an impact.

SPECIAL EXCEPTION REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

PETITION FOR REHEARING/APPEAL FO ZONING ADMIN	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

ZONING BOARD OF ADJUSTMENT

MEETING OF: 5/14/19 CLERK OF ZBA: Mariellen MacKay

ADDRESS OF ZBA REQUEST: 158 Amherst St

PETITIONER: Ali Bird / Zoomies LLC OPTIONEE/LESSEE: 158 Amherst St LLC

VOTING: J. Minkarah, J Currier, JP Bourbey, M. MacKay

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	<u>Deny</u>	<u>J Currier</u>	<u>J Minkarah</u>	<u>4</u>	<u>0</u>	

Reason for granting / denial: requesting use variance from Land Use Ord Sect 190-15 Table 15-1 (#27) to allow a dog daycare & boarding business. Board felt the noise-level & numerous other logistic issues were too great to overcome NONE of the criteria was met. Board was unanimous

VARIANCE: REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting / denial: _____

USE VARIANCE: EXCEPTION #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting / denial: _____

SPECIAL EXCEPTION REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting / denial: _____

SPECIAL EXCEPTION REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting / denial: _____

PETITION FOR REHEARING/APPEAL FO ZONING ADMIN	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting / denial: _____