

Minutes

Zoning Board of Appeals

August 27, 2019

Present at meeting:

Frank Lombardi, Robert McGrath, Bob Howard, Bill Johnson and Shane Woodson

Frank opens meeting at 7:00 p.m.

Frank calls Jason Cantara of 29 Oak Ridge Road Assessors Map 61A, Lot 30, Block C. Jason enters meeting and explains what he is seeking from the ZBA. He would like to build a shed on the property. Board goes over application. Lot is shaped oddly and septic location is awkward. Curt explains property has no issue with shed. Chair calls abutters. Diane Crowe of 30 Oak Ridge Road explains why she would like shed moved, shed will obstruct her view. Chair calls all other boards. No response. Bill motions to close open portion of the meeting. Shane seconds motions. All vote in favor. Bill motions to grant variance of 10' + or - for front yard set back and a variance of 5' side yard set back on northerly side of property due to septic location, lot size, shape and slope of lot. Bob seconds motion. All vote in favor. Cantara party leaves meeting at 7:30 p.m.

Frank calls Frank Zappulla of 78 Glen Echo Shore Drive, Assessors map 12B, lot 44, Block A. Frank Zappulla and Jason Dubois enters meeting and explains what he is seeking from the ZBA. He would like to add a 6' addition to the garage on the property. Board goes over application. Curt passes out pictures and explains property has no issue with addition. Chair calls all abutters no response. Chair calls all other boards. No response. Shane motions to close open portion of the meeting. Bob seconds motion. All vote in favor. Rob motions to grant variance of 14'.6" for side yard set back on south of property a variance of 6' for frontyard setback for landing and a 1' setback for the garage extention due to the slope and topography of the lot as per plan submitted with application. Bob seconds motion. All vote in favor. Zappulla party leaves meeting at 7:50 p.m.

Frank calls Charlton Realty Company of 299 Sturbridge Road, Assessors map 31, lot 2, block D. Craig Moran, owner, and Bryan Wentworth enter meeting and explains what they are seeking from the ZBA. They would like to redevelop the property for the use as trucking operations and service garage with accessory use as temporary storage for disabled vehicles. Board goes over application. Parking lot will not be visible from the road. Frank explains parking lot area with wet lands and slope of lot are the reason parking lot is in the buffer zone. Curt explains lot hands out pictures. Explains they need MASS DOT approval still. Chair calls all abutters. Dan Prouty speaks has no issue with project. Chair calls all other boards. No response. Shane motions to close open portion of the meeting. Rob seconds motion. All vote in favor. Rob motions to Grant a variance under by-law §200-4.2.C(2) for parking lot due to the topography and slope of lot. Parking lot can not go anywhere else on property, slope will not allow parking lot to stay out of buffer zone as per plan submitted with application. Shane seconds motions. Shane votes to approve. Bill votes to approve. Shane votes to approve. Rob votes to approve. Frank votes to approve. Bob votes to deny.

Frank calls Andrew LoConto of 2 and 3 George Woods Circle Assessors map 82, lots 1.16 and 1.17, Block A. Andrew LoConto and Carol LoConto enter meeting and explains what he is seeking from the ZBA. He would like a variance for lot width. Curt speaks due to meeting conflict. Hands out pictues. LoContos are reapplying from 2018 when they withdrew the

application due to not having the votes to approve. Board discusses. Mr. and Mrs. LoConto feel they will not have the votes to approve again so they request continuation until October 1, 2019 meeting. Shane motions to accept request. Rob seconds motions. Frank votes to accept. Bill votes to accept. Bob abstains from vote. Rob votes to accept. Shane votes to accept. LoConto leave meeting at 9:00 p.m.

Bill motions to accept minutes from June 18, 2019 and June 25, 2019 meeting. Bob seconds. All vote in favor.

Rob motions to go into Executive Session under MGL c. 30A, sec. 21 9a), #3 – to discuss strategy with respect to pending litigation – Energy Facilities Siting Board Docket 18-04 and Department of Public Utilities Docket 18-96, both involving NEC’s proposal to site and LNG facility on Rt. 169, and to reenter open session for any other business and return to open meeting. Bill seconds motion. Bill votes yes. Frank votes yes. Rob votes yes. Shane votes yes. Bob votes yes. Board goes into executive session. 9:10 p.m.

Board reopens open meeting. Shane motions to have Frank continue representing the ZBA in the LNG committee. Bill seconds motion. Shane votes yes. Bill votes yes. Bob votes yes. Rob votes yes.

Shane motions to adjourn meeting. Rob seconds. Meeting is adjourned at 10:04 p.m. next meeting will be October 1, 2019 at 7:00 p.m.