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TOWN OF CHARLTON  
Minutes of Zoning Board of Appeals  
Tuesday, November 1, 2022, 7:00pm  
Senior Center  
Town Hall, 37 Main St., Charlton, MA

Present: Frank Lombardi, Robert McGrath, Eric Falcone, Jason Bibeau, Ryan Avery and Shane Woodson.  
Absent: Garrett LaFrance

Also present: Curtis Meskus, Zoning Enforcement Officer

1. Call to Order

Chairman Lombardi opened the meeting at 7:10pm.

2. New Business – Public Hearings:

- a. Susan Dacey & Tina Render, petitioner for the property located at 49 Sunset Dr., Charlton, MA, Assessors Map 12A, Lot 47, Block D, has applied to the Zoning Board of Appeals for an appeal of the Zoning Enforcement Officers decision that the proposed bridge/catwalk does not meet the current Town of Charlton Zoning requirements for setbacks per the Town of Charlton Zoning Bylaw §200-3.2.

Present: Susan Dacey

Chairman Lombardi asked Ms. Dacey to explain what they are asking for and why the board should grant the relief. Ms. Dacey stated that their son has special needs and has been transported numerous times from their house. Currently when he needs to be transported, there are many steps that have to be taken to get to the house. A bridge/catwalk from the parking area to the house is needed due to medical needs for their disabled son with epilepsy who requires transport via ambulance at times and would allow access to the primary bedrooms on that level. They have their neighbors support for this.

Chairman Lombardi read a letter from the Fire Department in support of this variance request for multiple reasons. First and foremost, the safety of the young male resident who suffers from a variety of permanent medical issues that make going up and down stairs a difficult and dangerous process for everybody involved.

Curtis Meskus provided pictures of the home and stated that this is a pre-existing protected lot. The previous owner came before the board and the request was approved but it was never completed and they sold the property.


After discussion, Chairman Lombardi called on the Board of Selectmen, Board of Health, Planning Board, Conservation, Assessors, Treasurer/Collector, Town Clerk, School Committee, any other boards or agencies, abutters, to see if they had anything to say. With no comments, **motion by Mr. Woodson to close the public hearing at 7:23pm, seconded by Mr. Falcone, unanimous.**

**Motion by Mr. Falcone to grant the applicant's variance as requested with a 15' setback of relief from the front yard as shown on the map with the application, seconded by Mr. McGrath. Roll call vote: Mr. Falcone – aye, Mr. McGrath – aye, Mr. Woodson – aye, Mr. Bibeau – aye, Mr. Avery – aye, and Chairman Lombardi – aye.** Chairman Lombardi explained to the Ms. Dacey that there is a 20 day appeal period from the time the approval is filed with the town clerk and after that time, they can pick it up from the Town Clerk and have all pages recorded at the registry of deeds. Once that's done, bring it to the Building Commissioner to issue the permit.

3. Review and approval of minutes of October 11, 2022. **Motion by Mr. Avery to approve the October 11, 2022 minutes as written, seconded by Mr. Falcone, motion carries unanimously.**
4. Other Business (unknown at time of posting) – Chairman Lombardi asked to have the application package added to the next agenda for review. He has some recommendations. He also asked Ms. Devlin to review the rules around changing meeting locations after the notice has been published. He believes the board would have to open the meeting in the room where it's published then move locations, if needed.
5. Next meeting scheduled for November 15, 2022, 7:00pm, Selectmen's Meeting Room/Meeting Room 1.
6. Adjourn – **Motion to Mr. Avery to adjourn at 7:32pm, seconded Mr. Woodson, unanimous.**

Submitted by:  
Mary C. Devlin  
Executive Assistant


Accepted by:

  
\_\_\_\_\_  
Frank Lombardi, Chairman

  
\_\_\_\_\_  
Shane Woodson

  
\_\_\_\_\_  
Jason Bibeau

\_\_\_\_\_  
Garrett LaFrance (absent)

  
\_\_\_\_\_  
Erie Falcone

  
\_\_\_\_\_  
Robert McGrath

  
\_\_\_\_\_  
Ryan Avery



# TOWN OF CHARLTON

## Fire Department



PO Box 114, Charlton City, MA 01508  
Phone 508-248-2299 Fax 508-248-6190  
*Headquarters Located at 10 Power Station Road*  
*"Serving with Integrity, Honesty and Compassion"*

September 26, 2022

Planning Board,

I wanted to take the time to comment on the variance application proposed by Sue Dacey and Tina Render of 49 Sunset Drive in Charlton. Knowing the residence in question as well as the residents, the Charlton Fire Department feels it is appropriate to grant this variance for multiple reasons. First and foremost, the safety of the young male resident who suffers from a variety of permanent medical issues that make going up and down stairs a difficult and dangerous process for everybody involved.

I would be willing to attend the meeting to speak more to this application and give our opinions in person if necessary.

Warmest Regards,

**Dennis M. Carlson**

Captain  
Community Risk Reduction Division  
Charlton Fire Department





# Town of Charlton

[www.townofcharlton.net](http://www.townofcharlton.net)

DEPARTMENT of BUILDING  
INSPECTIONAL SERVICES

37 MAIN STREET  
CHARLTON, MA 01507  
508-248-2241

[Building.ZEO@townofcharlton.net](mailto:Building.ZEO@townofcharlton.net)

49 Sunset Drive  
November 2022



49 Sunset

Curtis Meskus - Building Commissioner/Zoning Enforcement Officer  
William Fenner Local Inspector  
Peter Starkus - Plumbing & Gas Inspector  
Joseph Ostrowski - Inspector of Wires  
Michelle Aker - Administrative Assistant







45 Sunset

49 Sunset



49 Sunset

53 Sunset