

## **ZBA Minutes November 24, 2020**

### **Great Town Hall 5:30pm**

**ZBA board members in attendance were Pat Leaming, (chair) Kevin Moore, Jon Fagerstrom, Paul Vandal, Jeff Fitzgerald (remote) and Deb Fagerstrom (clerk)**

**Applicant attendees were Brandon Harvey, Walter Isaac via zoom, and the Webber Rd, LLC applicants which consisted of Maura Doyle, CEO. Josh Silver, Consultant (Silver Therapeutics), Andrew McClurg, AICP, CTP (McClurg Traffic) and Chris Kenny, Partner.**

**Meeting was called to order at 5:31. Pat motioned to accept the minutes from August 5, 2020 and it was seconded by Jon. All in favor. Pat motioned to review and discuss the application with Brandon Harvey of 76 Apple Rd, seconded by Kevin, all in favor. Pat motioned to grant approval for the building plans as it would not be more detrimental to the neighborhood. Second by Kevin. All in favor. Brandon Harvey thanked the board for their time. Pat let him know Deb would be reaching out to him with his determination letter in the upcoming days.**

**Pat motioned to go out of order and being with C, Walter Isaac, seconded by Jon. Walter was in attendance via zoom. All board members reviewed the application and plans submitted and Pat motioned to grant the variance. Seconded by Kevin. All in favor. Deb will be writing up and sending determination letter.**

**Pat asked the parties from Webber Road, LLC to step up. Josh explained that he feels he has completed all of the town's ordinances for a special permit. Pat asked for verification from Commonwealth of Massachusetts on their license. Maura agreed to send to us. Pat asked about current highway studies. Andrew McClurg was there to discuss the road study he had done. Deb asked if the time of day that the high school gets out was taken into account. Pat asked if they had reached out to DOT. Josh said they had. Pat said that it would be best to include mailings further than the standard 300 ft abutters so that other residents from town have the opportunity to ask any questions. Kevin said we should also include Police Dept, Fire Dept, Board of Health. Webber Rd agreed. Due to the size of the application packet, the board stated they will discuss it and make a determination. Webber Rd applicants thanked the board. Maura Doyle gave 2 checks to clerk, should they be needed. Webber Rd left.**

**Discussion took place regarding the size of the application for Webber Rd. Since this is the first time this type of establishment has come before the ZBA, time is needed to make sure everything has been completely properly. Pat motioned that we take the week to review all of the documents and meet again next week to vote. Seconded by Kevin, all in favor.**

**Old Business – CF – Pat stated as a reminder that the ZBA is not the enforcer and that all complaints need to be sent to Bill Cantell. Paul and Kevin will be reviewing the zoning bylaws to see which need attention. Pat mentioned other towns do not need the ZBA to be involved with some of the cases that we are and that it's handled just by planning. This may be something to look into. New meeting date to vote on Webber Rd to be Dec 3, 2020 at 5:30 pm.**

**Motion to adjourn at 6:27 made by Pat. Seconded by Kevin. Pat called meeting back to order at 6:28. Pat mentioned that Jon will be reviewing the estate lot bill and update the board. Jon said that he would continue working on the estate lot bill to show the benefits it would bring to the town in comparison to what subdivisions would do.**

**Motion to adjourn (again) at 6:32 by Pat. Seconded by Jon. All in favor.**

**Respectfully submitted,**

**Debra Fagerstrom - Clerk**

**Pat Leaming** \_\_\_\_\_

**Kevin Moore** \_\_\_\_\_

**Jon Fagerstrom** \_\_\_\_\_

**Paul Vandal** \_\_\_\_\_