

ZBA Minutes March 25, 2021

Present were Pat Leaming, Kevin Moore, Jeff Fitzgerald, Paul Vandal and Deb Fagerstrom, clerk.

Call to order 5:51 pm.

PL motioned to accept the minutes from Feb 25, seconded by KM. All in favor.

The board reviewed the signed and updated survey plot plan for 31 7<sup>th</sup> St and PL motioned to accept this plan. KM seconded. All in favor. Motion passed.

The board reviewed the request from 52 Palmer Rd for a proposed deck for outdoor seating. The applicant included a recent Land Survey plan which verified that the setback requirements would be met. PL motioned that we find the applicant does not need a special permit for their non-conforming lot as their deck plan meets all of the setback requirements. KM seconded. PV abstains. Jeff F yes. Motion passed.

The board reviewed an inquiry from 290 Warren Rd for a front porch, which included a site plan purchased by an online company. KM noted there was no way of knowing who drew or produced this sketch, not even being signed. PL pointed out that the plan did not have verifiable property lines, nor was it certified by a registered land surveyor. Owner also indicated by email that he did not plan to have a plot plan performed. Board would not accept site plan from online company. PL motioned that we update our application forms to indicate that the ZBA will only accept land survey plot plans which have property lines determined by a Licensed Professional Land Surveyor, according to MGL 250 CMR 5.01. KM seconded. All in favor. Motion passes.

Three dates picked for Public Info session regarding Estate Lots. April 8, May 6 and June 5.

Meeting adjourned 6:12 pm.

Respectfully submitted,

Deb Fagerstrom, Clerk

Pat Leaming \_\_\_\_\_ Paul Vandal \_\_\_\_\_

Kevin Moore \_\_\_\_\_ Jeff Fitzgerald \_\_\_\_\_