

Zoning Board of Appeals

Meeting Minutes

Monday, May 9, 2011

Zoning Board of Appeals Attendees: Matthew Perkins, David Connolly, Linda Dyer, Dan Ahern

Other Attendees: Lou Paradis, Jean Murphy, Joseph Polsinello, Mike McConagle, Rick Lincoln, David Grace

Zoning Board of Appeals Chairman, Matthew Perkins opened the meeting at 7:45 p.m., and read the general rules of hearings into the record.

Public hearing ZBA Case 2011-4V: 70 River Road

Matthew Perkins read the public hearing notice for 70 River Road into the record. Linda Dyer made a motion to waive the reading of the list of abutters for 70 River Road. David Connolly seconded the motion. All others were in favor.

The applicant, Joseph Polsinello showed ZBA members a copy of a proposed site plan for 70 River Road. David Grace, 142 River Road, asked about some of the existing lots near 70 River Road, i.e., were they built before zoning regulations regarding lot size were put into place. The applicant said some of the lots may go back to the 1930's and 1940's.

The applicant stated he had submitted a letter of intent to the Conservation Department.

The Zoning Board of Appeals expressed concern that the proposed plan submitted for 70 River Road did not show the exact location of the house and what the variance to front setbacks would be. Matthew Perkins requested a revised copy of a site plan which shows exactly where the house would be built, and the exact variance being requested. He said the Board of Health and Conservation Department would need to review the revised plan.

The hearing on 70 River Road will be continued to Monday, June 13, 2011 at 7:45 p.m.

Informal Discussion: Webster Village

Rick Lincoln from Coneco explained the original plan for the 40B known as Webster Village. Due to current economic conditions, he is proposing changing the housing at Webster Village from for sale to rental. He would also like to increase the number of housing units on this property and change the structure from townhouse condominiums to one building of 76 units. The original comprehensive permit was issued in June 29, 2007 for 44 units of for sale housing.

David Connolly asked Rick Lincoln if they had submitted a request for a change to their comprehensive permit yet to Mass Housing. Rick Lincoln said no. David Connolly asked about the original layout of the plan for Webster Village. Building permits for this project have not been pulled yet. It was discussed that the Town has not received credit for this project on its affordable housing inventory.

Dan Ahern asked about the utility work on the site. Rick Lincoln said the site has been cleared. Water and gas utilities are available on the site.

Matthew Perkins said a revised plan for Webster Village would need to be reviewed by Town Boards and departments.

David Connolly said the change in housing type would probably be considered a substantial change and would require a public hearing. Assistant Town Planner, Margaret Hoffman, requested that the shed on the property be taken down.

David Connolly said he would like to know from Town Counsel if the permit for Webster Village has expired, and why they were not counted in the Town's affordable housing inventory.

Barstow Village

Margaret Hoffman gave a brief update on the Barstow Village project. The developer is hoping to start construction in June 2011. Housing units should be ready for occupancy in the Spring of 2012. There is a concern about lease language matching the comprehensive permit for this project.

ZBA Meeting Minutes

Matthew Perkins made a motion to accept the March 28, 2011 ZBA Meeting Minutes. Linda Dyer seconded the motion. All others were in favor.

Woodland Village

Margaret Hoffman informed the board that two revised plans had been submitted recently for the Woodland Village Project. The applicant provided funds for the peer consultant traffic study.

David Connolly made a motion to adjourn the meeting at 8:50 p.m. Matt Perkins seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, ZBA Secretary