

Zoning Board of Appeals
Meeting Minutes
Monday, January 24, 2011

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

Other Attendees: Tony Marino, Patrick Gallivan, Eric Quan, Julie Quan, Joe Webby, Deborah Keller, Attorney Warren Baker, Attorney Jim Toomey, Edward Marchant, Brian Murphy, Jack Sullivan, others

ZBA Chairman, Matthew Perkins, opened the meeting at 7:45 p.m.

David Connolly made a motion to approve the meeting minutes of January 10, 2011. Linda Dyer seconded the motion. All others were in favor.

Continuation of public hearing on 871 Washington Street, Eric and Julie Quan:

The Committee discussed the fact that although the property at 871 Washington Street had been vacant for more than two years it had been offered to the public for the same use.

Matthew Perkins made a motion to allow the variance for 871 Washington Street. David Connolly seconded the motion. All others were in favor.

Continuation of public hearing on Woodland Village:

ZBA Board Members David Connolly, and David Delaney recused themselves from this hearing and did not stay for the remainder of the ZBA meeting. Matthew Perkins introduced new ZBA Board member, Daniel Ahern. Matt Perkins read a statement to everyone which explained that the hearing tonight would be a review of the initial presentation of the Woodland Village project.

Deborah Keller from McKenzie engineering displayed a site plan for the proposed Woodland Village project. She and Jack Sullivan provided an overview of the project.

ZBA Board member, Linda Dyer, requested that the applicant, provide the ZBA with a document that outlined what exceptions to the zoning requirements for that located, they were looking for.

The applicant has submitted a preliminary traffic report for the Woodland Village project. A more detailed traffic study is expected within the next 30 days.

Matthew Perkins stated that residents were concerned about the time of day in which the traffic study would be done. It was requested that the traffic study be done during peak commute times in the morning and evening.

Jack Sullivan said the engineer for the Woodland Village project would be contacting the consulting engineer for the Town to begin the peer review for this project.

Ed Marchant, a 40 B Consultant for the Town, said the ZBA should communicate any concerns about this project to the engineer doing the peer review for the Town.

Resident, Doug Robinson, 195 Woodland Drive asked if the plans for the Woodland Village project changes, does it require review by all the engineers. The ZBA confirmed that a second review of the plans would be done by the peer review engineer, once the applicant has provided a plan which responded to all of their concerns.

A discussion of access roads to the project to place.

Patrick Gallivan, Conservation Agent, asked whether all attendees at the meeting, outside of ZBA Board members, should be required to sign-in. Town Counsel was not sure if it was required.

ZBA Board member, Dan Ahern mentioned he would not be able to attend a ZBA meeting on March 14, 2011.

It was agreed that the Woodland Village hearing would be continued until March 28, at 7:45 p.m.

Matt Perkins made a motion to adjourn the meeting at 8:45 p.m. Linda Dyer seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Administrative Assistant