



Zoning Board of Appeals
Meeting Minutes
Wednesday October 16, 2013

Zoning Board of Appeals Attendees:

Present: David Connolly, John Tuzik, David Delaney, Christopher Bernard, & Brian Callow.

Absent: Matthew Perkins

Vice-Chairman David Delaney opened the meeting at 7:30 p.m. in the second floor hearing room and read the general rules of the hearing into the record.

Public Hearing ZBA Case Z-13-9: 551 Main Street

Vice Chairman, David Delaney opened the public hearing at 7:30 p.m. for case Z-13-9 and read the public hearing notice into the record. David Connolly made a motion to waive the reading of abutters. John Tuzik seconded the motion. All other voted in favor. Greg Morse of Morse Engineering representing the applicant addressed the Board. Mr. Morse explained to the Board the applicant proposes to build an 18' by 24' addition onto the existing home. 551 Main Street is an existing non-conforming home with a front set back of 40'7". The proposed addition would have a front setback of 43'5". The addition is for the current single family use and is not intensifying the existing non-conforming use. David Connolly made a motion to approve the special permit finding that the applicant's home at 551 Main Street is a non-conforming home; the proposed addition doesn't intensify the non-conformance, and will not have detrimental effects to the neighborhood. John Tuzik seconds the motion. All other voted in favor.

Continuance of Public Hearing ZBA Case TZ-13-8: 369 Washington Street (Kennedy Building)

Vice Chairman, David Delaney reopened the public hearing case TZ-13-8. The applicant Kennedy Building LLC., has requested a compressive permit under Mass General Law Chapter 40B. The applicant proposes to redevelop the Kennedy Building on the Cardinal Cushing campus creating 37 affordable housing units. Bill Grogan and David Aiken of the Office of Urban Affairs updated the Board on the project and changes that have been made since the meeting. The stormwater review has been completed and in being reviewed. Brian Kurtcher site engineer and Landscape Architect reviewed the project changes to the parking lot behind the Kennedy Building and the installation of a rain garden. The Board then took comments from concerned citizens. (Robert Eldand of 309 Washington Street, Colman Joyce of 290 Washington Street, Joan Ford, 262 Washington Street, Karren Kelly of 275 Washington Street) The citizens spoke to concerns about the size of parking spaces, truck traffic to and from the Kennedy Building, and stormwater runoff. Bill Grogan announced to the Board that they have meet with the town and a compressive traffic study on the locus property is under way. The Board informed concerned citizens that the applicant and the town met and decided to close the gate for a period to complete a traffic study. The project is still awaiting their project

eligibility letter from Mass Housing. Michael Stone of 58 Oakland Street spoke to the Board of the positive attributes the project brings to the town. Katie Hamilton of 168 Myrtle Street spoke to the Board concerning the positive amenities the project has to serve the community and region. The Vice Chairman of the Board David Delaney explained the comprehensive permit 40B process to the abutters of the project. David Connolly made a motion to continue the public hearing to November 6th, 2013. John Tuzik seconded the motion. All others voted in favor.

David Connolly made a motion to adjourn the meeting at 10:30 p.m. John Tuzik seconded the motion. All others voted in favor.

Respectfully submitted by: Peter Matchak, Administrative Assistant