



## TOWN OF WEBSTER

350 Main Street, Webster, MA 01570

(508) 949-3800 x4010

[www.webster-ma.gov](http://www.webster-ma.gov)

[planning@webster-ma.gov](mailto:planning@webster-ma.gov)

### ZONING BOARD OF APPEALS

#### MEETING NOTICE / AGENDA

Tuesday, February 7, 2023

Webster Town Hall, 350 Main Street

Board of Selectmen Meeting Room, 2<sup>nd</sup> Floor,

6:00 p.m.

REC'D WEBSTER TOWN CLERK  
JAN 23 '23 AM 9:43

#### 1. Call to Order

#### 2. Action Items

- a. Draft Meeting Minutes
- b. Draft Decision: Variance Application - Relief from the front yard setback requirement for the construction of a new house located at 11 Bates Grove Road (Assessor ID 38-A-25-1); Sunset Trust LLC (Applicant / Owner). Said site is located in the Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts.
- c. Request for Extension of Period of Validity of a Variance Approval for Relief from the Front Yard Setback Requirement to Construct a New House - 70 Bates Point Road - Hadeer Shaikhly (Applicant / Owner)

#### 3. Public Hearings

- a. Variance Application - Relief from Front Yard Setback Requirement to Construct a New House at 15 South Shore Road - Eric Brzostek (Applicant / Owner); site is located within both the Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts.
- b. Variance Application - Relief from Front Yard Setback Requirement to Demolish Existing House and Construct a New House at 75 Bates Point Road (Assessor ID 50-A-55-0) - Charels Nikopoulos (Applicant / Owner); site is located within both the Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts.

#### 4. Next Meeting Date – March 7, 2023

#### 5. Adjournment



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### **ZONING BOARD OF APPEALS**

### **Town of Webster Zoning Board of Appeals Public Hearing Notice**

In accordance with the provisions of the Webster Zoning By-Law, Section 650-11C, the Webster Zoning Board of Appeals will hold a public hearing on variance application relief from the front yard setback requirements to demolish an existing house and construct a new house at property located at 75 Bates Point Road (Assessor ID 50-A-55). The application was submitted by Charles Nikopoulos, 75 Bates Point Road, Webster, MA (Applicant/Owner). Said site is located in the Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts.

The public hearing will be held on Tuesday, February 7, 2023 at 6:00 p.m. in the Selectmen Meeting Room, 2<sup>nd</sup> Floor at the Webster Town Hall, 350 Main Street, Webster, MA. Anyone interested or wishing to be heard should appear at the time and place designated.

All materials associated with this application are available for public review in the Webster Planning Department located in the Webster Town Hall during regular business hours. Project information and a public comment form can be found on the Zoning Board of Appeals webpage on the Town of Webster website ([www.webster-ma.gov](http://www.webster-ma.gov))

Please contact the Planning Department at (508) 949-3800 x4010 if you have any questions. Thank you.

For the Webster Zoning Board of Appeals  
Ann Morgan, Director of Planning & Economic Development

REC'D WEBSTER TOWN CLERK  
JAN 18 '23 PM 3:42



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### ZONING BOARD OF APPEALS

#### Town of Webster Zoning Board of Appeals Public Hearing Notice

In accordance with the provisions of the Webster Zoning By-Law, Section 650-11C, the Webster Zoning Board of Appeals will hold a public hearing on variance application relief from the front yard setback requirements to demolish an existing house and construct a new house at property located at 15 South Shore Road (Assessor ID 60-D-1-0). The application was submitted by Eric Brzostek, 15 South Shore Road, Webster, MA (Applicant/Owner). Said site is located in the Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts.

The public hearing will be held on Tuesday, February 7, 2023 at 6:00 p.m. in the Selectmen Meeting Room, 2<sup>nd</sup> Floor at the Webster Town Hall, 350 Main Street, Webster, MA. Anyone interested or wishing to be heard should appear at the time and place designated.

All materials associated with this application are available for public review in the Webster Planning Department located in the Webster Town Hall during regular business hours. Project information and a public comment form can be found on the Zoning Board of Appeals webpage on the Town of Webster website ([www.webster-ma.gov](http://www.webster-ma.gov))

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Ann Morgan, Director of Planning & Economic Development

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