



TOWN OF WEBSTER
350 Main Street, Webster, MA 01570
(508) 949-3800 x1002
www.webster-ma.gov
planning@webster-ma.gov

ZONING BOARD OF APPEALS

MEETING NOTICE / AGENDA

Wednesday, February 17, 2021
via Remote Participation
6:00 p.m.

REC'D WEBSTER TOWN CLERK
FEB 11 '21 PM 2:02

****REVISED****

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Webster Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. Please join the meeting from your computer, tablet or smart phone using the following link **OR** by calling the phone number:

Join Zoom Meeting

<https://zoom.us/j/92612951182?pwd=eTFOZE0vL1VYY1Z3aTRobFYyOFIHdz09>

-OR - Call in: (646) 558-8656

Meeting ID: 926 1295 1182

Passcode: 341753

1. Call to Order

2. Action Items

- a. Approval of Meeting Minutes - January 5, 2021; January 11, 2021
- b. Draft Decision: 16 Robinson Street. Public hearing on remand from Land Court, Cronan v. Vinton, et. Al, 18 MISC 000162, concerning reconstruction of a nonconforming garage under Section 650-28 of the Zoning Bylaw and G.L. c. 40A, s. 6., and enforcement of the Zoning Bylaw with respect to such structure.

3. Public Hearings

- a. Variance Application - 153 Gore Road - Broad Brook Development, LLC (Applicant / Owner); Assessor ID 74-A-1-0; Request for lot size dimensional relief to divide one vacant lot into three house lots. Property is located in the Gore Business (B5A) and Lake Watershed Protection (LWP) zoning districts.
- b. Variance Application - 30 South Point Road - Jerry Evans (Applicant / Owner); Assessor ID 46-A-25-0; Request for front and side yard setback variances to construct a new garage. Property is located within the Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts.

4. Next Meeting Date

5. Adjournment



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Town of Webster Zoning Board of Appeals Public Hearing Notice

In accordance with the provisions of the Webster Zoning By-Law, Sections 650-11C, the Webster Zoning Board of Appeals will hold a public hearing for a lot size dimensional variance to divide one vacant lot into three house lots on property located at 153 Gore Road (Assessor ID 74-A-1-0). The application was submitted by Broad Brook Development, 37 Sutton Road, Webster, MA (Applicant/Owner). Said site is located both Gore Business District (B5A) and Lake Watershed Protection zoning districts.

The public hearing will be held on Wednesday, February 17, 2021 at 6:00 p.m. via remote participation / Zoom Meeting pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §18, and the Governor's March 13, 2020 Order imposing strict limitation on the number of people that may gather in one place. Information on how to participate in the meeting will be outlined on the agenda which will be posted within 48 hours of the scheduled meeting.

All materials associated with this application are available from the Town Clerk or the Webster Planning Department upon request. 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)

Please contact the Planning Department at (508) 949-3800 x1002 or planning@webster-ma.gov 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 7 '21 PM 2:38



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Town of Webster Zoning Board of Appeals Public Hearing Notice

In accordance with the provisions of the Webster Zoning By-Law, Sections 650-11C, the Webster Zoning Board of Appeals will hold a public hearing for side yard and front yard setback variances for the construction of a new garage at property located at 30 South Point Road (Assessor ID 46-A-25-0). The application was submitted by Jerry Evans, 30 South Point Road, Webster, MA (Applicant/Owner). Said site is located both Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts.

The public hearing will be held on Wednesday, February 17, 2021 at 6:00 p.m. via remote participation / Zoom Meeting pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §18, and the Governor's March 13, 2020 Order imposing strict limitation on the number of people that may gather in one place. Information on how to participate in the meeting will be outlined on the agenda which will be posted within 48 hours of the scheduled meeting.

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

REC'D WEBSTER TOWN CLERK
JAN 13 '21 AM 11:06