



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, April 28, 2021
via Remote Participation
6:00 p.m.

REC'D WEBSTER TOWN CLERK
APR 26 '21 PM 3:16

****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:

<https://zoom.us/j/92260728017?pwd=NnhxdnoyNTJ6eU1NZjludkdDLzIYUT09>

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

Meeting ID: 922 6072 8017

Passcode: 122467

1. Call to Order

2. Action Items

- a. Approval of Meeting Minutes - February 22, 2021; March 16, 2021
- b. Annual Town Meeting Warrant Articles - Zoning Articles - Board Review and Recommendation to Town Meeting.
- c. Draft Decision: 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.

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 (continued from March 16, 2021).
- b. Special Permit Application - Expansion of pre-existing, non-conforming side yard setback requirements; 70 Bates Point Road; Hadeer Shaikhly (Applicant / Owner); Assessor ID 50-A-37-0. Property is located within the Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts.
- c. Appeal of Zoning Violation Citation for Operating a Saw Mill in a Multi-Family Residential Zoning District; 4 Bartlett Street; Nathan LeBaron (Applicant), Church of Firstborn Kahal Hab' (Owner); Assessor ID 14-B-13-0; Property is located within the Multi-Family Residential (MFR) and Business with Sewer (B4) zoning districts.

Zoning Board of Appeals Agenda

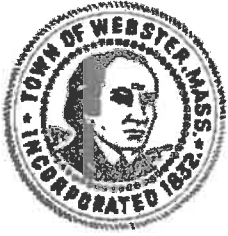
April 28, 2021

Page 2

- d. Variance Application - To construct a live-in office and to operate a church-owned tree business including storage of vehicles, equipment, mobile homes and trailers on property located at 4 Bartlett Street (Assessor ID 14-B-13-0); Nathan LeBaron / Firstborn Church of Kahal Hab' (Owner Applicant). Said site is located both Multi-Family Residential (MFR) and Business with Sewer (B4) zoning districts.

4. Next Meeting Date

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, Sections 650-11B, the Webster Zoning Board of Appeals will hold a public hearing regarding the construction of a new house on the site of a pre-existing, non-conforming house at 70 Bates Point Road (Assessor ID 50-A-37-0). The hearing will review a Special Permit application for expansion of the pre-existing side yard setback non-conformity. The application was submitted by Hadeer Shaikhly, 18 Eastern Point Drive, Shrewsbury, MA (Owner). Said site is located both Lake Residential (LR) and Lake Watershed Protection zoning districts.

The public hearing will be held on Wednesday, April 28, 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 for public review in the Webster Planning Department located in the Webster Town Hall at 350 Main Street, Webster, MA 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)

Please contact the Planning Department at (508) 949-3800 x1002 if you have any questions. Thank you.

For the Webster Planning Board
Ann Morgan, Town Planner

REC'D WEBSTER TOWN CLERK
APR 23 '21 PM 12:06



TOWN OF WEBSTER

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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, Sections 650-11A, the Webster Zoning Board of Appeals will hold a public hearing on the appeal of a zoning violation issued by the Building Commissioner / Zoning Enforcement officer. Said zoning violation cited is the operation of a sawmill in multi-family residential and general business zone on property located at 4 Bartlett Street (Assessor ID 14-B-13-0); Nathan LeBaron / Firstborn Church of Kahal Hab' (Owner Applicant). Said site is located both Multi-Family Residential (MFR) and Business with Sewer (B4) zoning districts.

The public hearing will be held on Wednesday, April 28, 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 Planning Board
Ann Morgan, Town Planner



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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, Sections 650-11C, the Webster Zoning Board of Appeals will hold a public hearing on variance application to construct a live in office and to operate a church-owned tree business including storage of vehicles, equipment, mobile homes and trailers on property located at 4 Bartlett Street (Assessor ID 14-B-13-0); Nathan LeBaron / Firstborn Church of Kahal Hab' (Owner Applicant). Said site is located both Multi-Family Residential (MFR) and Business with Sewer (B4) zoning districts.

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For the Webster Planning Board
Ann Morgan, Town Planner

REC'D WEBSTER TOWN CLERK
MAR 29 '21 10:20