

**Town of Webster / Zoning Board of Appeals
Minutes of the Meeting
November 17, 2014**

MAR 24 2015

TOWN CLERK'S OFFICE

Attending: Board members – Mathew Fitton, Donald Malo, Ronald Mathieu, Daniel Cournoyer, Associate Member Jason Piader and Associate Member Mike Fafard
Scott D. Charpentier, PE --Engineer/Planner
Meagen P. Donoghue, MRP – Planner/Clerk

Absent: Board members– Edward Doering

Meeting Called to order at 6:00 p.m.

Location: Basement Conference Room

Approval of minutes from August 4, 2014; Mr. Malo made motion, Mr. Cournoyer second; vote: unanimous.

6:01 Public Hearing – Variance **39 Lincoln Street, New Street Realty Corp.**
Variance request seeking relief from minimum lot size of 12,000 s.f., in the amount of 2,880 s.f.

The Public Hearing was opened by Mr. Fitton. Applicant representative presented the project and requested variance. Applicant representative responded to discussion and questions by ZBA members and audience pertaining to floor-to-area ratio, parking and set-back requirements. Mr. Mathieu made a motion to close the hearing, Mr. Cournoyer second, vote: unanimous. Mr. Cournoyer made a motion to have alternate Mr. Fafard vote, Mr. Malo second; vote: unanimous.

6:25 Public Hearing – Special Permit **200 Gore Road, Webster Ventures, LLC.**
Public Hearing – Special Permit (Continued) **27 Lakeview Road, Webster Ventures, LLC.**

Prior to the opening of the public meeting, Mr. Charpenier explained that the applicant submitted a letter requesting to withdraw without prejudice and also explained the options for voting.

The Public Hearing was opened by Mr. Fitton, who acknowledged receipt of a letter from the Applicant. Applicant representative was not present. A discussion ensued between audience and ZBA members regarding the options for voting. Members from the audience voiced that they would prefer the vote to reflect either a denial to the Applicant's request, or a denial with prejudice.

7:07 Public Hearing – Special Permit **29 Negus Street, NOAH, Inc.**

Special Permit request to allow relief to allow two (2) banners for a period of one (1) year, and a secondary free-standing sign for the Sitkowski School Apartments.

The Public Hearing was opened by Mr. Fitton. Applicant representative presented the project and requested relief. Discussion regarding the length of time the banners would be displayed ensued and applicant's representative noted NOAH's conditions of one year. Mr. Malo made a motion to close the public hearing; Mr. Fafard second; vote: unanimous. Mr. Mathieu made a motion to have alternate Mr. Faffard vote, Mr. Mathieu second, vote: unanimous

Decisions:

39 Lincoln Street – New Street Realty Corp

Mr. Malo made a motion to grant the Variance to allow lot size relief for the requested amount. , Mr. Cournoyer second; vote: unanimous.

200 Gore Road – Webster Ventures, LLC.

Zone Board of Appeals Meeting

Printed Name

Signature

Thode Kormarek
KAY TRAVIS
Jean Travis
Robin Cramer

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Jean Travis
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Barbara Greene
JOAN SCOTTS
Gloria Richter

Barbara Greene
Joan Scotts
Gloria Richter

Ronald Kerkner
YALE HIRSHBERG
JOAN KOKERNAR

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Yale Hirshberg
Joan Kerkner

Brian McWilliam
Peter Lawless

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Peter Lawless

Susan Puchler
J. Nicholas Bucher

Susan Puchler
J. Nicholas Bucher

Ernest J Benoit Jr
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Ernest J Benoit Jr
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Andrew M Jolda
GEORGE BERTHIAUMK

Andrew M Jolda
George Berthiaumk

Zac Couture
EDWARD KEEGAN

Zac Couture
Edward Keegan