

**Town of Webster / Zoning Board of Appeals
Minutes of the Meeting
March 7, 2016**

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Attending: Board members – Mathew Fitton, Jason Piader, Daniel Cournoyer, Marc Mason, and Associate Member Michael Fafard, Meagen P. Donoghue, MRP – Planner/Clerk
Ted Tetreault – Building Commissioner

Absent: Board members– Donald Malo

Meeting Called to order at 6:00 p.m. Location: Town Hall Basement Conference Room

Ms. Donoghue reviewed the zoning procedural training that Town Council, John Goldrolsen presented on January 9, 2016. She was asked by the Board to scan any reading materials in and email out the Board members. She stated that she also has hard copies available.

6:05 p.m. Public Hearing – Special Permit – 153 Gore Road – Broad Brook Development, LLC.

The petitioner is seeking a Special Permit to allow relief from the area of a pre-existing non-conforming area for the construction of a 4,050 square foot retail building as required by Webster Zoning Bylaw 650-19.C and M.G.L. Chapter 40A Section 6.

Mr. Fitton opened the Public Hearing at 6:05 p.m. The applicant's representative provided the scope of the project which included constructing a 4,050 square foot building in a pre-existing non-conforming lot. The representative indicated that Broad Brook Development, LLC. was granted a Special Permit in 2007 and was subject the Commonwealth's Permit Extension Act, but expired in March of 2015. The representative said that he is seeking a new Special Permit for the relief from the area of a pre-existing non-conforming area for the construction of a 4,050 square foot retail building. He indicated that the project met all zoning requirements and nothing has changed with the land since the previous permit was granted.

Mr. Fafard asked what was the plan of use for the building? The representative indicated that it currently stands as a spec building project.

Mr. Tetreault stated he is concerned that there are architectural drawings provided. He noted that CME addressed this issue during the Webster Planning Board's Site Plan Review.

Mr. Coynoer made a motion for Associate Member, Mr. Fafard to stand in for voting purposes. Mr. Piader second; vote all in favor.

Mr. Fitton read the Webster Planning Board letter to recommend approval of the project, subject to conditions outline within.

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Mr. Fitton requested to close the public hearing. Mr. Counoyer made a motion to close the public hearing. Mr. Piader second; vote all in favor.

Mr. Counoyer indicated he did not have any issues with the project. Mr. Piader followed that he is concerned that the project is situated between two houses, but the area is very commercial and is zoned as such.

Mr. Piader made a motion to grant the Special Permit as not being more detrimental to the character or use of the lot and subject to the conditions presented by the Webster Planning Board. Mr. Counoyer second; vote all in favor.

Discussion

Mr. Fitton asked about the updates to ZBA applications. Ms. Donoghue and Mr. Tetreault talked about how the application process will be streamlined with the new online system. Mr. Tetreault indicated that it may be implemented as soon as the new fiscal year begins.

Mr. Fitton asked to approve the Meeting Minutes from November 5, 2015. Mr. Counoyer made a motion to approve the minutes from November 5, 2015. Mr. Piader second; vote all in favor.

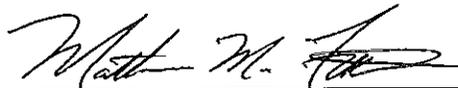
Meeting adjourned 6:22 p.m.

Next Meeting Date: April 11, 2016 @ 6:00 p.m.

Respectfully Submitted,
Meagen P. Donoghue, MRP
Planner/Clerk

All correspondence, reports, plans and applications can be viewed at the Town of Webster Engineering Office, 350 Main St, Webster MA

Minutes Approved:


Chairman

Date: 5/3/16

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TOWN CLERK'S OFFICE