



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

Tuesday, May 25, 2021
via Remote Participation
6:00 p.m.

****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. The Board will record the meeting for the purpose of note taking. Anyone else wishing to record the meeting for personal use must notify the Chairman in advance. 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/96998889413?pwd=MnR2akRhT0Q4YlhXaVdyZElhQXkvUT09>

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

Meeting ID: 969 9888 9413

Passcode: 542534

1. Call to Order

2. Action Items

- a. Approval of Meeting Minutes - February 22, 2021; March 16, 2021, April 28, 2021
- b. Draft Decision: 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.

3. Public Hearings

- a. 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. Continued from 4/28/21.
- b. 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. Continued from 4/28/21.

- c. 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. Continued from 4/28/21.
- d. Variance - Lot size dimensional variance to construct a two car garage with living space above at 60 Colonial Road; Bryan Pelletier (Applicant / Owner); Assessor ID 39-A-54; Said site located within Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts.

4. Staff Report

- a. Lifting of Meeting Restrictions - return to in person meetings after 6/15/21.

5. Next Meeting Date

6. Adjournment



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

In accordance with the provisions of the Webster Zoning Bylaw, Section 650-11.C, the Webster Zoning Board of Appeals will hold a public hearing on a Variance Application submitted by Bryan P. Pelletier of 43 East Main Street, Webster, MA (Applicant / Owner) for a lot size dimensional variance for the construction of a two car garage with living space on the second floor on property located at 60 Colonial Road, Webster, MA. Said location is within a Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts. (Assessor ID 39-A-54-0).

The public hearing will be held on Tuesday, May 25, 2021 at 6:00 p.m. via remote participation / Zoom Meeting pursuant to Governor Baker'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 x4010 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
MAY 5 '21 AM 10:31