

**Zoning Board of Appeals  
Meeting Minutes**

Minutes of March 1, 2017

Continued from February 1, 2017 on the petition of William & Pamela Keyes of 8 Sherry Lane, Spencer, MA for a Special Permit for the Alteration of a pre-existing nonconforming structure and a Variance from the front yard setback for a garage on property located at 25 Lakeview Drive, Leicester, MA

Members present: David Kirwan, Chair; Vaughn Hathaway, Jim Buckley; Clerk, David Orth and Paul Schold

Alternate members present: Jim Reinke, Mary Moore, Dick Johnston

Meeting called to order at 8:46PM

Mr. Kirwan noted this was a continuance on the garage, to allow the applicant to get the Building Inspector's opinion whether this application should be for a special permit, Accessory Structure.

Correspondence received: letter from the Building Inspector & attached a letter from Phil Stoddard, Attorney for applicants. Correspondence read into the record by Mr. Kirwan.

Mr. Jay Dubois, DC Engineering & Survey in attendance representing the applicants.

Both the Building Inspector's letter and Attorney Stoddard's letter stated the two pieces of land are conjoined in the center of the private way and can be claimed as one piece of land.

Therefore, the garage to be built is in Mr. Keyes front yard and under Section 1.5.01 of the Town Bylaws, this is allowed by Special Permit and one can erect the structure in that area if the Board finds it is in harmony with the Zoning Bylaws.

Mr. Hathaway made clear that the Board was considering a special permit instead of a variance for construction of a garage.

Mr. Kirwan asked for any further comments or questions from the Board, hearing none, asked for a motion.

Voting members: David Orth, David Kirwan, Vaughn Hathaway, Jim Buckley and Dick Johnston

MOTION: Mr. Orth moved to grant the petition of William & Pamela Keyes of 8 Sherry Lane, Spencer, MA for a Special Permit for an accessory structure (garage) to be built in front yard of the house on property located at 25 Lakeview Drive, Leicester, MA. That the proposed use was in harmony with the general purpose and intent of the Zoning Bylaws.

SECONDED: Mr. Hathaway – Discussion: None – VOTE: All in Favor

Instructions were given on the appeal process and the filing of this decision with the Registry of Deeds.

MOTION: Mr. Buckley moved to close the hearing

SECONDED: Mr. Hathaway – Discussion: None – VOTE: All in Favor

Meeting adjourned at 8:56PM

## **General Minutes**

### **Approval of Minutes**

#### 2/1/2017 – 25 Lakeview Drive

MOTION: Mr. Buckley moved to approve minutes of February 1, 2017 for 25 Lakeview Drive with minor corrections

SECONDED: Mr. Schold – Discussion: None – VOTE: All in Favor

#### 2/1/2017 – 1 Wildwood Lane

MOTION: Mr. Buckley moved to approve the minutes of February 1, 2017 for 1 Wildwood Lane with minor corrections

SECONDED: Mr. Hathaway – Discussion: None – VOTE: All in Favor

MOTION: Mr. Hathaway moved to adjourn meeting

SECONDED: Mr. Schold – Discussion: None – VOTE: All in Favor

Meeting adjourned at 9:05PM

Respectfully submitted:

*Barbara Knox*

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