**Zoning Board of Appeals**

**Meeting Minutes**

Minutes of October 28, 2015

Members present: David Orth, Vice-Chair; Paul Schold, Acting Clerk; Vaughn Hathaway

Alternate members present: Richard Johnston, Mary Moore

Hearing on the petition of Karen Wilder of 1 Oakwood Lane, Leicester, Ma. for a special permit to add a 3rd bedroom onto existing house 35 feet from side boundary line

Meeting called to order 7:30PM

Instructions were given on hearing procedures

Voting at tonight’s meeting: David Orth, Vaughn Hathaway, Paul Schold, Mary Moore and Richard Johnston

Mr. Schold read the Notice, Application and letter from the Building Inspector into the record.

Submitted evidence: Registered Plot Plan, sketches of proposed addition, return receipts from the Certified Mailing to abutters.

Correspondence received and read into the record by Mr. Orth: a letter from abutter Alfred & Rose Ramos, Sr. of 134 Charles Street stating no objection; site consideration from the Building Inspector; a memo from the Board of Health stating having no issues and current septic design accommodates for a 3 bedroom house.

Mr. Orth opened discussion to applicant to present their petition.

Ms. Karen Wilder said they would like to add a 3rd bedroom onto the existing house.

Mr. Hathaway said he visited the site and felt there was enough room for the addition and also felt this would not affect the zoning district in which it is located.

Mr. Orth noted this addition would not be further encroaching into the setbacks.

Mr. Johnston said this was an unusual lot and was one of the largest lots in that neighborhood. This area is an old subdivision created back in the 1930s when all the lots were 50 to 75 feet wide. He felt this addition would fit into the scheme of the neighborhood.

Mr. Orth asked for any further comments or questions; hearing none, asked for a motion.

MOTION: Mr. Schold moved to approve the petition of Karen Wilder of 1 Oakwood Lane, Leicester, Ma. for a special permit to add a 3rd bedroom onto existing house 35-feet from side boundary plan, as noted on the stamped plan done by Sherman & Frydryk

As noted on the plan

SECONDED: Mr. Johnston - Discussion: The Board made the Finding that, such change, extension or alteration would not be substantially more detrimental than the existing nonconforming use to the neighborhood and that this addition would not affect the zoning district in which it’s located because it’s not further encroaching into the setbacks.

VOTE: All in Favor

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

MOTION: Ms. Moore moved to close the hearing

SECONDED: Mr. Schold – Discussion: None

VOTE: All in Favor

Meeting adjourned at 7:50PM

Respectfully submitted:

Barbara Knox

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