

**ZONING BOARD OF APPEALS
MEETING MINUTES**

October 14, 2020

[Note: This meeting was held remotely using GoToMeeting]

Members Present: Jim Reinke, Chair, Jim Buckley, Vice Chair, Vaughn Hathaway, Kurt Parliment

Members Absent: N/A

Alternate Members Present: Richard Johnston

Staff Present: Michelle Buck, Town Planner

Meeting Time: 6:00PM

Agenda:

1. Public Hearing, Special Permit

392 Henshaw Street, Accessory structure in front yard setback, Applicant:
Thomas Lefebvre

2. Approval of Minutes:

- August 5, 2020

3. Correspondence/General Board Discussion:

- Miscellaneous Updates

4. Adjourn

Meeting called to order at 6:00PM

392 Henshaw Street, Special Permit

Mr. Reinke opens the Public Hearing. Mr. Hathaway reads a summary of the application. The certified plot plan has not yet been submitted by the applicant. Ms. Lefebvre states that the accessory structure is needed for storage of two vehicles. Mr. Johnston asks the applicant to elaborate on the issue they have with the septic system and leach field which prevents them from placing the proposed structure in another location. Ms. Lefebvre states that the septic system sits in front of the fence. She states that from a street view, the septic tank is on the left-hand side of the driveway and the leach field is on the right-hand side. Mr. Lefebvre states that they have asked the surveyor to include the septic and leach field on the certified plot plan. The applicants request a two-week continuance.

Motion: Mr. Buckley moved to continue the Public Hearing for the property at 392 Henshaw Street in Rochdale MA to Wednesday October 28th at 6:00PM

Second: Mr. Parliment

Discussion: None

Roll Call Vote: All in favor (5-0-0)

Approval of Minutes:

August 5, 2020

Minor edits were forwarded to the Town Planner prior to the meeting. Meeting minutes for August 5, 2020 have been corrected as instructed by the Board.

Motion: Mr. Buckley moved to approve the minutes for August 5, 2020

Second: Mr. Johnston

Discussion: None

Roll Call Vote: All in favor (4-0-0)

Correspondence/General Board Discussion:

25 Pleasant Street

Mr. Buck states that we received a Special Permit application for a duplex at 25 Pleasant Street. The Board agrees to hear this application on December 2, 2020. Ms. Buck will schedule the meeting.

Motion to Adjourn: Mr. Johnston moved to adjourn the meeting

Second: Mr. Buckley

Discussion: None

Roll Call Vote: All in favor (5-0-0)

Meeting Adjourned at 6:30PM

Respectfully submitted,
Tiffany Peters, Department Assistant

Documents included in meeting packet or otherwise sent to ZBA in advance of the meeting:

- Agenda
- Memo to the Board from the Town Planner
- Public Hearing Notice
- Required Findings for ZBA Special Permits
- Special Permit Application and plans for 392 Henshaw Street
- Building plans for garage for 392 Henshaw Street
- Letter to applicant from the Town Planner dated 9/10/2020
- Letter from applicant to the Town received 9/16/2020
- Email from abutter to Department Assistant dated 10/6/2020
- Email from abutter to Department Assistant dated 10/7/2020
- Photos submitted by an abutter
- Meeting minutes for 8/5/2020

Documents submitted at meeting: None