

**Zoning Board of Appeals  
Meeting Minutes**

Minutes of January 24, 2018

Hearing on the petition of Steven & Deborah Bryant of 36 Lake Drive, Leicester, MA for a Special Permit to demolish existing home and build a new home in same footprint.

Members present: Vaughn Hathaway, Chair; Jim Buckley, Clerk; David Orth, David Kirwan, Jim Reinke

Alternate members present: Dick Johnston

Meeting called to order at 9:20PM

Instructions given on meeting procedures.

Voting at tonight's meeting: Jim Reinke, Jim Buckley, Vaughn Hathaway, David Kirwan and David Orth

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

Submitted into evidence: Registered Plot plan, return receipts from Certified Mail to abutters, several blue prints of proposed structure, copy of the Conservation Commission's Order of Conditions.

Correspondence received: Site Consideration from the Building Inspector read into the record by Mr. Hathaway.

Mr. Hathaway opened the meeting to the applicants to present their request.

Mr. Steve Bryant submitted revised plan correcting a minor numbering error in sideline clearance. Original plan showed 32sf and revised plan shows 30sf.

He said the existing house had not been demolished yet and they want to keep the same foundation footprint and go 5-feet wider than the existing house and 8-feet longer.

They were restricted on one side due to the septic system location, and decided it would be less disruptive with this design.

Mr. Orth asked if the new home was further encroaching to the side setbacks.

Mr. Bryant said no

Mr. Buckley asked if there would be an increase on the number of bedrooms.

Mr. Bryant said no, the well was already in, the septic was already installed and they've also received Conservation approval.

Mr. Hathaway noted there was a change to the footprint, but wouldn't further encroach and met 2 out of 3 setback requirements.

Hearing no further discussion, Mr. Hathaway asked for a motion.

MOTION: Mr. Buckley moved to approve the petition of Steven & Deborah Bryant of 36 Lake Drive, Leicester, MA for a Special Permit to demolish existing home and build a new home as presented on revised plot plan dated 1/18/2018.

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

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

MOTION: Mr. Kirwan moved to close the hearing

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

MOTION: Mr. Orth moved to adjourn

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

Meeting adjourned at 9:31PM

Respectfully submitted:

*Barbara Knox*

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