

**Zoning Board of Appeals
Meeting Minutes**

Minutes to meeting of June 1, 2016

Hearing on the petition of Kerry Scola of 25 Barnes Ave, Worcester, MA for a Special Permit for a Limited Frontage Lot for building Lot #2 on property located at 42 Tobin Road, Cherry Valley, MA

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

Alternate members present: Jim Reinke, Dick Johnston

Meeting called to order at 8:00PM

Instructions were given on hearing procedures.

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

Mr. Buckley read the Notice and application into the record.

Submitted into evidence: Registered Plot Plan, the green & white return receipts from the Certified Mailing to abutters, copy of Special Permit approved 1/12/2015 and copy of 1/7/2015 Zoning Board Minutes

Correspondence received: None

Mr. Kirwan opened discussion to the application to address the Board.

Mr. Kerry Scola said he originally had 4 lots on Tobin Road cut out, three had the required square footage and frontage and one lot was a limited frontage, but had the required square footage. This request was before the Board last year for limited frontage and was approved. He explained that he was unaware, before the permit expired, on the requirement that construction had to commence within one year of approval.

He was now back before the Board requesting for the same approval for the same limited frontage lot.

Mr. Hathaway reminded Mr. Scola if the Board were to grant this, it will still only be good for a year. Mr. Scola understood.

Hearing no further comments or questions from the Board or public, Mr. Kirwan asked for a motion.

MOTION: Mr. Buckley moved to grant the petition of Kerry Scola of 25 Barnes Ave, Worcester, MA for a Special Permit for a Limited Frontage Lot for building lot #2, on property located at 42 Tobin Road, Cherry Valley, MA

SECONDED: Mr. Reinke – Discussion: The Board found this was in harmony with the intent and purpose of the Bylaw- 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. Reinke – Discussion: None – VOTE: All in Favor

Adjourned at 8:15PM

Approval of Minutes

3/21/2016

MOTION: Mr. Buckley moved to approve the minutes of March 21, 2016 with minor corrections

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

MOTION: Mr. Orth moved to adjourn

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

Meeting adjourned at 8:30PM

Respectfully submitted:

Barbara Knox

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