



**TOWN OF WESTMINSTER
ZONING BOARD OF APPEALS
11 SOUTH STREET
WESTMINSTER, MA 01473**

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TOWN OF WESTMINSTER

Meeting Minutes
February 15, 2024

Call to Order

The meeting of the Zoning Board of Appeals was called to order at 6:03 p.m. at Westminster Town Hall, 11 South Street, Westminster, MA by Chairman Matthew Kotoski.

Roll Call

The following members were present: Matthew Kotoski, Alan Twomley, Gary Hulecki

Applicant: Melissa Allsobrooks & Erin Ryan

Abutters/Residents: Courtney Brown, Patrick Morse, Patrick Allsobrooks, Missy Banks

Case Number: #24-01 Allsobrooks & Ryan 25 Theodore Drive Administrative Appeal

Melissa Allsobrooks and Erin Ryan applied for an Administrative Appeal of the Building Commissioners denial to locate a Beauty Shop at the property located at 25 Theodore Drive, Map 76, Parcel #12, in the I-1 Zoning District. This relief is being sought under the Westminster Zoning Bylaws, Chapter 205-49 Appeals. Applicants stated they are attempting to relocate their current business around the corner. They have been in business 14 years, looking to downsize. A few months ago, applicant spoke with the previous building commissioner about their plans for relocating to Theodore Drive. He did not inform them of any issues doing so. Applicants were then denied the Zoning Opinion Form for their Business Certificate with the Town by the current interim Building Commissioner. Applicant had already left their lease and are hoping to submit the appeal. Chairman Kotoski asked how many cars would typically be parking? Applicant stated there are about 40 accessible spots but 8 spots will be paved, most likely 6 cars at the most at one time since there are 3 employees, one client per each. The parking and industrial

spaces are fenced off from one another. Chairman Kotoski mentioned the gym in the same location and felt this was not substantially detrimental to the area. Member Twomley made a motion to approve the Administrative Appeal for relocation of the beauty shop, Chairman Kotoski seconded, all in favor, motion passed. Vote 3 for 0 against.

Motion to adjourn by Member Twomley seconded by Member Hulecki all approved 6:14 pm.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jennifer ML Duquette".

Jennifer ML Duquette
Zoning Board Secretary

A handwritten signature in blue ink, appearing to read "Matthew Kotoski".

Matthew Kotoski
Zoning Board President