



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

RECEIVED
2017 JUL 31 AM 8:57
TOWN OF WESTMINSTER

**Meeting Minutes
July 10, 2017**

Call to Order:

The meeting of the Zoning Board Of Appeals was called to order at 7:05 p.m. at Westminister Town Hall, 11 South Street, Westminister, MA by Acting Chairman Aime DeNault.

Roll Call:

The following members were present: Acting Chm Aime DeNault, Members Robin Brasili and Peter Romano and Associate Member John Bowen. Town residents Victor Pelletier and Jon Wyman were also present.

Approval of Minutes from previous meeting(s):

Robin Brasili made a motion to accept the minutes from *April 20, 2017, May 2, 2017, and May 16, 2017*, with acknowledgment that a minor correction in the minutes from May 16 will be made to reflect an accurate date for the next scheduled meeting. The motion was seconded by Peter Romano and approved by a unanimous vote.

Case #17-02 - Lead the Way Development - 190 & 194 Narrows Road

Mr. Bowen made a motion to table the discussion on Case #17-02 as representatives for the case could not be present. The motion was seconded by Mr. DeNault and approved by a unanimous vote.

Case #17-03 - Victor Pelletier - Laurel Lane, Map 138, Lot 40

Applicant's testimony:

At 7:15 p.m. Mr. Pelletier discussed his appeal to the ZBA. Mr. Pelletier seeks to install a Reeds Ferry Shed on his property. The shed would be 14 feet by 22 feet with electricity and would require the removal of two trees. Mr. Pelletier's shed would be used for storage and meets the

setback requirements according to town zoning bylaws. At this time, he has no plans to build additional buildings on the property.

Witnesses for applicant:

NA

Neighbors and abutters in opposition or speaking with concerns:

NA

At 7:24 p.m. Mr. DeNault made a motion to close the hearing, which passed with a unanimous vote.

At 7:25 p.m. Ms. Brasili made a motion to grant Mr. Pelletier's petition for a variance to construct a shed (accessory structure) on a vacant lot as shown on Assessors Map 138, Lot 40. Mr. Romano seconded the motion.

At 7:26 p.m. the motion passed by a unanimous vote.

Case #17-02 - Lead the Way Development - 190 & 194 Narrows Road

Mr. DeNault made a motion to open the case, including scheduling a hearing later in the week. After discussion, the ZBA members agreed to a meeting on Thursday, July 13, 7 p.m. in Room 128, Westminster Town Hall, 11 South Street, Westminster MA 01473.

Mr. Romano made a motion to adjourn the meeting at 7:55 p.m. This motion was seconded by Ms. Brasili and approved by a unanimous vote.

A handwritten signature in cursive script that reads "Peter L. Romano". The signature is written in dark ink and is positioned in the lower right quadrant of the page.