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TOWN OF WESTMINSTER



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

Meeting Minutes
June 23rd 2022

Call to Order

The meeting of the Zoning Board of Appeals was called to order at 7:00 p.m. at Westminster Town Hall, 11 South Street, Westminster, MA by Chairman Matthew Kotoski.

Roll Call

The following members were present: Alan Twomley, Elizabeth Irvine and Matthew Kotoski

Applicant: Matthew Gould

Guests: Pamela Gould

Abutters: None

Vote to Accept Meeting Minutes

Mr. Twomley made a motion to accept the March 17th 2022 meeting minutes, Mr. Kotoski seconds, all in favor, motion passed.

Case Number: #22-03 22 Old Oak Ave Special Permit

Application presented by Matt Gould of 22 Old Oak Ave, Map 164 Lot 76 R-I Zoning District for a Special Permit from Article V 205-16 Nonconforming, alterations, or enlargement and uses, of the Westminster Zoning Bylaws to demolish all structures and construct a proposed 1,584 sq. ft., three-bedroom primary residence and attached deck. Mr. Gould has previously appeared before the Board of Health. His septic plans were denied by the board because it is a new construction not a repair. Paul Blanchard, the Building Commissioner advised Mr. Gould to go in front of the Zoning Board or Appeals as well. Mr. Gould has not yet resubmitted the new septic plans to the Board of Health, he is waiting for the outcome of this Special Permit

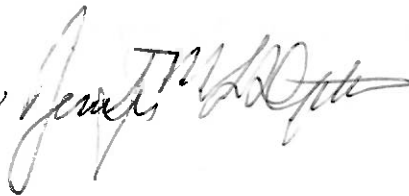
application first. Mr. Kotoski asked the board members if there were any concerns. Ms. Irvine inquired where the new construction is going to sit. Mr. Gould replied citing his application, 100 feet back from the road and almost parallel to telephone pole, it is marked with "X" on the application plans. The current shed will be demolished and the new front porch will be starting where the previous shed was located. The septic plans for a brand new septic installation have the offsets listed, the front yard is 105' and the rear is 40'. The distance to abutters will not be changed. Mr. Gould stated the new square footage is under 15% increase of his current square footage. There is a block foundation he plans to replace. The current retaining wall will be removed as well and the ground will be sloped. Special permit feedback from the planning board voted 4-0 in support to allow demolition and build the new structure. Mr. Kotoski stated he sees no issues. Mr. Twomley motions to grant the petition for a Special Permit with the understanding that the property and new structure will continue to be nonconforming and the alterations do not substantially or detrimentally affect the surrounding neighborhood. Ms. Irvine seconds, all in favor, motion passed.

Next meeting scheduled for July 21st 2022.

Motion to adjourn 7:13 pm.

Respectfully submitted,

Jennifer ML Duquette
Zoning Board Secretary



Matthew Kotoski
Zoning Board Chairman
Minutes Approved:

