



2022 JUN 29 AM 8:47

TOWN OF WESTMINSTER

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

Meeting Minutes
March 17th 2022

Call to Order:

The meeting of the Zoning Board of Appeals was called to order at 7:13 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 & Matthew Kotoski. Applicant Joshua Olson and abutters Lorna Rouleau, Alan Barrett, Elaine Bouchard and Maryann Murphy were present.

Approval of Meeting Minutes:

Elizabeth made a motion to accept the February 17th 2022 meeting minutes, Alan seconds, all in favor, minutes approved.

Case Number: #22-02 Greenstone Realty, LLC Variance

Application presented by Joshua Olson of Greenstone Realty, LLC. The filed petition is for a Variance to construct six single family homes on seven plus acres of land with an existing house - Map 110, Parcel #74 located in a C-1 zoning district. The property was purchased last year and Mr. Olson was trying to rezone last year through the Planning Board. However, it was requested by the Planning Board that he wait until May to get on the warrant for town meeting. Mr. Olson went before the Planning Board for the zoning change and it was discussed rezone all of the properties on the road. He then refiled with the Zoning Board of Appeals because most of the abutters wanted the property to be kept as a commercial zone.

Last week the Planning Board agreed to hold a public hearing on March 29th to vote the matter onto the warrant for Town Meeting in May. Mr. Olson was advised to try both boards to see which is best to move forward. Mr. Olson has a feeling if the matter goes before Town

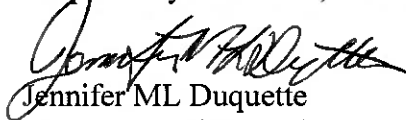
Meeting it will pass. However, he is aware some people are not in favor and if for some reason it is not voted, it will cause him to build commercial. Mr. Olson states he thinks residential is better for the neighborhood and less disturbance of the area.

Input is now opened up to the abutters. Alan Barrett questions the number of houses being built when zoned commercial vs. residential. Mr. Olson responds stating he can build seven lots if he went commercial and only six lots if zoned residential. Ms. Rouleau questioned if there is different types of commercial zones. She does not want to see large businesses entering the area. Since it is a commercial area, she wants to understand the size limit for commercial businesses. Ms. Rouleau also questioned the traffic of the area, it is a highly congested area. Mr. Olson would like to leave the other properties commercial the way they currently are zoned and get variances for building residential homes on his land.

Alan Twomley stated he attended the Select board meeting and Planning Board explained they would be holding a public hearing which is scheduled for March 29th. Mr. Twomley would like to wait for the outcome of that public hearing before voting on this matter. If there is movement from other property owners it may change the grand scale of rezoning the area. It would be wise to wait until we know the answers from the Planning Board's Public Hearing. However, he does not want to have to make Mr. Olson refile so he suggests we recess the hearing and reconvene after the public hearing. Mr. Olson says the public hearing is only to decide if the matter will go on the warrant to be voted at Town Meeting. Mr. Olson suggests postponing to the May 19th meeting. If for some reason it does not pass at Town Meeting, Mr. Olson will come back for the variance. Mr. Kotoski questions a continuation vs recessing the hearing. Alan is uncomfortable taking a vote which could change the dynamics of the planning board's public hearing. Mr. Twomley made a motion to recess the variance application. Mr. Olson clarified that if it goes to Town Meeting and does not pass, the Zoning Board would vote at that point only on his property. Mr. Kotoski confirms this. Mr. Kotoski seconds Mr. Twomley's motion to recess. All in favor, #22-02 Greenstone Realty, LLC Variance is recessed until May 19th meeting. Ms. Rouleau questions the Zoning Board on what criteria is used for making the decisions. Mr. Kotoski says guidelines are followed and bylaws are referenced for the betterment of the community. Mr. Twomley stated he would not have suggested going with both boards at the same time. He does not want to work against the other boards.

Mr. Twomley motioned to adjourn, Mr. Kotoski seconds, all in favor. Meeting adjourned 7:35pm. Next meeting scheduled for April 21, 2022.

Respectfully submitted,


Jennifer ML Duquette
Zoning Board Recording Secretary


Matthew Kotoski
Zoning Board Chair

Minutes Approved: June 23 2022