



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

2023 MAR 20 PM 1:00

Meeting Minutes
December 15, 2022

Call to Order

The meeting of the Zoning Board of Appeals was called to order by Chairman Matthew Kotoski on December 15, 2022, at 6:00 p.m. at Westminster Town Hall, 11 South Street, Westminster, MA.

Roll Call

The following members were present, Alan Twomley, Elizabeth Irvine, and Matthew Kotoski. The following applicants were present: George and Brenda Bruwer.

Previous Meeting Minutes

The board voted to accept the previous meetings' minutes, with a motion made by member Twomley and seconded by member Irvine, all approved. Motion passed, 3-0.

The board voted to accept the 2023 meeting calendar, with a motion made by member Twomley and seconded by member Irvine, all approved. Motion passed, 3-0.

Case Number: 22-10 George and Brenda Bruwer, 30 Lakewood Park Road

George and Brenda Bruwer have submitted an application for a finding to demolish an existing pre-existing, non-conforming structure and replace with a new single-family dwelling, not entirely within the existing footprint at 30 Lakewood Park Road (Map 138, Parcel 2) which could be considered an increase in the non-conformity but will not be substantially more detrimental to the neighborhood as required in Section 205-16, Sub-section B of the Westminster Zoning Bylaws. Property is in an R-1 Zoning District.

Chairman Kotoski asked the applicants to address their proposed plans. Mr. Bruwer explained that a new septic and well was installed in 2022. He has owned the property for 20 years and has

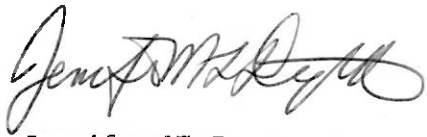
been strictly a summer camp. It is comprised of scrap wood with no heat. They wish to rebuild and have 3 bedrooms. Member Irvine asked the applicants to confirm a statement in their application that their foundation will increase by 148 square feet? The applicant confirmed and said the entire home will be approximately 1,650 sf. The foundation will shift slightly to the right side of the property for a better view of the lake. They recently sold their home in Hubbardston with the hopes to live at this property year-round. The applicants feel that this would only be an improvement to the neighborhood as far as aesthetics and safety. There was no one in attendance speaking in favor or opposition to their proposal. Member Twomley made a motion to approve as submitted. Member Irvine seconded, all in favor. Motion passed 3-0.

New Business

Next Meeting scheduled for January 19, 2022.

Meeting adjourned at 6:22 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jennifer ML Duquette".

Jennifer ML Duquette
Recording Secretary

A handwritten signature in cursive script, appearing to read "Matthew Kotoski".

Matthew Kotoski
Zoning Board Chairman