



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

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TOWN OF WESTMINSTER

Meeting Minutes
January 19, 2023

Call to Order

The meeting of the Zoning Board of Appeals was called to order at 6:01 p.m. at Westminster Town Hall, 11 South Street, Westminster, MA by acting Chairman Elizabeth Irvine.

Roll Call

The following members were present: Elizabeth Irvine, John Bowen and Peter Tomasello

Applicant: Diane and Donald Martin (11 Virginia Ave)

Abutters: Jerry Powers (3 Virginia Ave)

Case Number: #22-11 Diane and Donald Martin 11 Virginia Ave

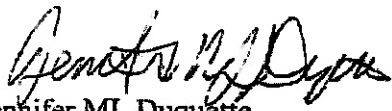
Diane and Donald have submitted an application for a **variance** to construct a detached accessory structure (garage), which will not meet the minimum 15 foot side lot setback requirements, according to Section 205, Attachment 2, Land Space Requirements of the Westminster Zoning Bylaws. The proposed structure would be 10 feet from the side boundary instead of 15 feet. Property is located in a R-1 Zoning District. Mr. Martin addressed the Board stating he is looking to install a 24' by 24' garage, possibly with storage space above. The garage sole purpose is to house antique vehicles for the winter. It will be 27' from the street. There are structural plans included. Gerry Powers, an abutter who was present and supported the plan, added he is happy with the number of improvements the applicants have made to the neighborhood. The garage does not obstruct anyone's view. Member John Bowen questioned the distance from the leech field and the applicant stated the Board of Health requires a 10'

minimum from the leech-field. Member John Bowen referenced the plan that shows the proposed structure 15' away from the leech field, inquiring why they could not move the garage over five feet to meet side requirements. The Board of Health would prefer to keep it out of the proposed expansion area. There is a sand filter for the gray water they are trying to protect. The application stated the substantial hardship is that the existing driveway needs to be met with. They cannot do it on any other space on the lot. Multiple spots were discussed and it would not be suitable for building due to water setback requirements, board of health/septic issues, etc. Member John Bowen motioned to approve the Variance, Peter seconded, all in favor, motion passed. Vote 3 for - 0 against.

Motion to adjourn by Acting Chairman Irvine at 6:20 pm.

No applications received for the February meeting.
Next meeting scheduled for March 16th 2023.

Respectfully submitted,


Jennifer ML Duquette
Zoning Board Secretary


Elizabeth Irvine
Acting Chairman