



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

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TOWN OF WESTMINSTER

Meeting Minutes
November 17, 2022

Call to Order

The meeting of the Zoning Board of Appeals was called to order at 6:16 p.m. at Westminister Town Hall, 11 South Street, Westminister, MA by chairman Matthew Kotoski.

Roll Call

The following members were present: Alan Twomley, Matthew Kotoski and Elizabeth Irvine
Applicants: Amy Honkala, Keith Honkala (20 Marshall Hill Rd) Jeannette Herr, Donald Herr (22 Colony Road), Chris Mossman (Trowbridge Engineering)
Abutters:

Voted to accept previous meeting minutes motion made by member Twomley, second by member Irvine, all approved motion passed.

Case Number: #22-09 Donald R. and Jeanette R. Herr 20 Marshall Hill Road

Donald and Jeanette Herr have submitted an application for a **finding** that any extension of this structure will not be more detrimental to the neighborhood than the existing non-conforming structure, at 20 Marshal Hill Road as required in Section 205-16, Sub-Section B of the Westminister Zoning Bylaws. Property is located in a C-1 Zoning District. Since the proposed addition to the structure will not meet minimum setback requirements for the Commercial 1 Zoning District, a Variance will be required in order to construct this addition. Chris Mossman is representing the applicant, he stated they are trying to build an in-law apartment and change the

shape of the building to accommodate. Mr. Mossman showed the board the current site plan with the proposed addition as well as a proposed floor plan. There will be two separate entrances and connections within. The site plan showed the encroachment, no closer to abutters, only closer to the road. They are actually a little farther from abutters. The application showed they will be well under lot coverage requirements as well. Photographs were included to show the current roof lines and a plan of the new roof line. The application was reviewed by all members of the board. Member Twomley inquired how the footprint would change, Mr. Mossman stated the change is not significant and referenced the site plan. Applicants mentioned they spoke with the direct abutters and they are all in agreement to move forward, no abutters were present. Member Twomley makes a motion to approve, Member Irvine seconds, all in favor, motion passed.

Unfinished Business

The withdrawal document from last meeting's applicant: ZBA #22-08 Regan Variance was presented and signed by all board members.

Motion to adjourn by Member Twomley at 6:24 pm.

Next meeting scheduled for December 15th 2022.

Respectfully submitted,

Jennifer ML Duquette
Zoning Board Secretary



Matthew Kotoski
Zoning Board President

