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

Meeting Minutes  
August 17, 2023

**Call to Order**

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

**Roll Call**

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

*Perspective New Member: Gary Hulecki*

*Applicant: Debra Lemay, David Lusier (Applicant's Builder)*

*Abutters: None*

Motion made by member Twomley to accept meeting minutes from July meeting, seconded by member Irvine, all approved, motion passed.

**Case Number: #23-02 Debra Lemay 66 Lake Drive West**


Debra Lemay submitted an application for a **finding** to the Westminister Zoning Board of Appeals to remove an existing, pre-existing, non-conforming structure and to replace this existing structure with a new slightly larger single family structure at 66 Lake Drive West, (Assessors Map 126, Lot 82). It will not be substantially more detrimental to the neighborhood as required in Section 205-16, Sub-Section B of the Westminister Zoning Bylaws. The property is located in an R-1 Zoning District.

David Lusier brought a larger version of the plans for viewing. Debra Lemay presented her narrative, no abutters were present. Twomley questioned if it is currently an empty lot? Debra said yes. Twomley questioned if the septic has been approved by the Town and if Conservation has signed off as well. Debra Lemay stated yes, both have approved the plans. Twomley made a motion to approve the finding, Member Irvine seconded, all in favor motion passed. Vote 3 for - 0 against.

Motion to adjourn by Member Twomley 6:07 pm.

Next meeting scheduled for September 21st 2023.

Respectfully submitted,



Jennifer ML Duquette  
*Zoning Board Secretary*



Matthew Kotoski  
*Zoning Board President*