

**Town of Medway
Zoning Board of Appeals Meeting
Sanford Hall, Town Hall
155 Village Street, Medway**

**MINUTES OF MEETING
June 17, 2015**

David Cole, Chairman called the meeting to order at 7:48 p.m. Attending Board members were Mr. Arbeene, Mr. Kennedy and Ms. Gould, Clerk. At 8:00 p.m., Mr. Olsen joined the meeting via phone to participate remotely due to geographic distance.

General Business:

Board members reviewed and signed the decisions for Paul and Michael Rojee, Robert Potheau, John Desmond and Flying Fur, Inc.

The Board then agreed to review the Zoning Board of Appeals Rules and Regulations. *A motion to adopt the Zoning Board of Appeals Rules and Regulations as presented was made by Mr. Cole, seconded by Mr. Kennedy and passed unanimously.*

Stephanie Mercandetti, Director of Community and Economic Development, detailed some changes to the Board of Appeals application including a checklist to aid the public in completing the application. These changes will be presented at the next meeting.

Ms. Mercandetti then spoke about a potential 40B comprehensive permit proposal and the available technical assistance through the Massachusetts Housing Partnership. She explained the program guidelines and has prepared the application which requires the signatures from the Board of Selectmen and Zoning Board of Appeals.

A motion to have the Board approve the Chapter 40B Technical Review Assistance Application as presented and authorize the Chairman to sign was made by Mr. Cole, seconded by Mr. Arbeene and passed unanimously.

Public Hearings:

SOLARI

By unanimous consent, the Board proceeded to hear the application of Mr. John Solari of John's Auto Body. Mr. Solari and Mr. Daniel Driscoll of Faist Engineering appeared before the Board. Mr. Driscoll states that project have been approved as redevelopment by the Conservation Commission who will most likely be issuing an order of conditions. The Board does not want to impose any conditions that may conflict with the Conservation Commission's decision. The Board would like to see the decision of the Conservation Commission. Conditions would include the manner of storage of hazardous wastes and warning signage. Mr. Cole suggests the

Board keep the hearing open without the need for more testimony from the applicant. Mr. Cole requested that the Administrative Board Secretary reach out to the Conservation Agent for a copy of their decision and conditions. The Board then would move to deliberations once it is received. Mr. Cole asked if there were members of the public who wish to make a statement or ask questions. There were no questions or comments from the public.

A motion to continue the public hearing to July 1, 2015 at 7:45p.m. was made by Mr. Cole, seconded by Mr. Kennedy and passed unanimously.

FAHEY

The Board, by unanimous consent, agreed to open the continued application of Michael and Ann Fahey. Mr. Fahey appeared before the Board and read a written response on prior questions raised into the record. Mr. Cole then asked if members of the public wished to comment. Mr. Brian Richer of 4 Lovers Lane spoke in favor of the petition. Ms. Kathleen Anderson of 206 Village Street also spoke in favor. Mr. Fahey stated there were more emails in support that were sent to the Board's email address. The Administrative Board Secretary said that she had not received any emails and will look into the matter. Mr. Cole responded that the Board will keep the hearing open until all written submissions are received.

A motion to continue the public hearing to July 1, 2015 at 8:00p.m. was made by Mr. Cole, seconded by Mr. Kennedy and passed unanimously.

Deliberations:

CIVETTI

The Board then proceeded, by unanimous consent, to deliberate the application of Michelle Civetti. Mr. Olsen informed the Board that he was not able to watch the video of the hearing on Medway Cable and file the certification form with the Town Clerk. Ms. Mercandetti mentioned that Medway Cable server had been down with issues which have since been resolved but not of the videos have been reloaded. The Board decided to postpone deliberations until June 24, 2015.

ALLEN

A motion was made to re-open deliberations on the application of Todd and Lori Allen by Mr. Cole, seconded by Mr. Olsen and passed unanimously. Mr. Cole wanted to amend wording in the decision.

A motion was made by Mr. Cole to add that the following, "if at least 2,000 square feet of space is not occupied by a retail antiques business then the permitted retail space shall revert to 1,600 square feet." Mr. Olsen seconded the motion and the amendment passed unanimously.

PERKINS

The Board then decided unanimously to postpone deliberation of the application of Kevin and Deborah Perkins to the July 1, 2015 meeting.

Adjournment

A motion to adjourn was made by Mr. Cole and seconded by Mr. Arbeene and passed unanimously. Board adjourned at 8:57p.m.

Respectfully submitted,
Wendy Harrington
Administrative Board Secretary