

**Zoning Board of Appeals**  
Minutes of the Meeting  
And  
MacWilliams & Minisian – Variance  
&  
John & Paula Fox – Variance

June 26, 2008

Present: Philippe Chevalier, Chairman, Matt Colangelo, Vice Chairman, Barbara M. Deschenes, Linda Ann Isgro, Charles Witkus, Paul Hennessey, and John O'Brien

**MacWilliams & Minisian - Variance**

Mr. Chevalier opened the meeting at 7:15 p.m. He read the Public Hearing Notice and the petition and introduced the board members. Mr. Chevalier gave the floor to Mr. Minisian and he explained that the purpose of a variance request was because he is doing over the cellar and would like to add a kitchen for his son to have more privacy. Mr. Hennessey asked what the square footage is and Mr. Minisian replied 800'. Mr. Chevalier asked why he was seeking a variance instead of a special permit and he stated that the building inspector suggested it. Mr. Colangelo said that the building inspector shouldn't be advising due to measurements, and by-laws, and that a variance needs to show hardship. Mr. Chevalier said he would speak to the building inspector and advise Mr. Minisian. Mr. Minisian then requested to withdraw his petition. Mr. Colangelo motioned to take it under advisement. Ms. Deschenes 2<sup>nd</sup> the motion. Roll call, all yes. Hearing closed at 7:40 p.m.

**John and Paula Fox - Variance**

At 7:45 pm Mr. Chevalier read the Public Hearing Notice and explained how business is conducted and the sitting board was introduced. Mr. Fox stated that he needs to replace his shed as it is falling down and needs to clean it out and make it better. Ms. Isgro said that it is a preexisting, non-conforming shed and Mr. Colangelo asked what the year of the house is. Mr. Chevalier asked where the septic system is located and Mr. Fox replied that it is in the front. Mr. Chevalier stated that it meets zoning on sides and front. He closed the public hearing at 7:55 p.m. Mr. Colangelo stated that it is not encroaching and Mr. Chevalier said that would be part of the conditions. Ms. Isgro asked about a full foundation and slab. Mr. Witkus expressed concern of it being 10' away from the lot line and Mr. Hennessey stated that's why the hardship as it's too close to MDC property. Mr. Colangelo motioned to grant John and Paula Fox a variance for a 12 x 24 shed. Ms. Deschenes 2<sup>nd</sup> the motion. Ms. Deschenes, Mr. Colangelo, Mr. Chevalier, Ms Isgro, John O'Brien, and Mr. Hennessey voted yes. Mr. Witkus voted no. Hearing closed at 8 p.m.

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Motion Mr. O'Brien at 8:05 pm. to go into executive session under the provisions of Massachusetts General Laws Chapter 39, Section 23b, Part 3 to discuss strategy with respect to litigation, and the Board will not be going back into open session, seconded by Ms. Deschenes. Mr. Chevalier yes, Mr. O'Brien yes, Mr. Hennessey yes, Ms. Deschenes yes, Ms. Isgro yes, Mr. Witkus yes, Mr. Colangelo excused himself.

Meeting adjourned at 9:15 p.m.

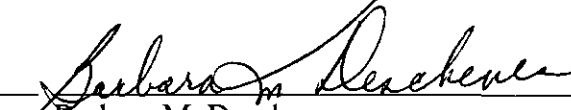
Respectfully submitted:


Donna Jean Ramonas, Secretary

Philippe W. Chevalier, Chairman

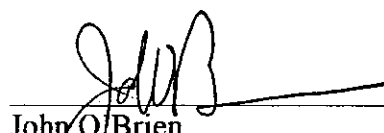
Matthew P. Colangelo, Vice Chairman

Linda Ann Isgro

  
Barbara M. Deschenes

  
Charles C. Witkus, Clerk

Paul Hennessey

  
John O'Brien

Minutes accepted on June 4, 2009