



# TOWN OF WEST BOYLSTON ZONING BOARD OF APPEALS

127 Hartwell Street \* West Boylston MA 01583 \* [zba@westboylston-ma.gov](mailto:zba@westboylston-ma.gov)

## MEETING MINUTES

**May 23, 2013**

Chairman: John Benson

Members Present: Francis Cahill (Clerk) and Kristina Pedone

Others Present: David Femia (Associate Member) and Secretary Toby Goldstein

Members Absent: Jon Meindersma, Charles Witkus, Aaron Goodale, III (Associate Member) and Paul Hennessey (Associate Member).

The meeting was called to order at 7:05 p.m. by Mr. Benson.

Mr. Benson proceeded to read to the Board members names of those members present and those absent. Referring to Section 6.2A of the Town's Zoning Bylaws, Mr. Benson designated Mr. Femia to replace Mr. Meindersma on the board; Mr. Witkus was not being replaced. Therefore, there was a quorum present to conduct a meeting.

### **Adoption of Comprehensive Permit Rules and Regulations:**

This was the only topic to be considered at the meeting. The board had reviewed a draft forwarded to them by Mr. Benson, dated 5/23/13, pages 1-16. Mr. Benson asked for any comments from the board members, and there were none. Then, Mr. Benson moved to open the discussion to public comment. Ms. Pedone seconded. All in favor. There was no comment from the public that attended. Mr. Benson then moved to close the public comment. Ms. Pedone seconded. All in favor. Mr. Benson then moved for the board to deliberate. Mr. Femia seconded. All in favor.

Mr. Benson recommended adoption of the Rules and Regulations to the board. He stated that this meeting and the May 28 meeting were posted with the Town with 14-day notice, due to the adoption and amendment of rules taking place. Dick Heaton, Town Affordable Housing Consultant, will be present at the May 28 meeting to answer any questions.

Mr. Benson then moved to vote on adoption of the Rules and Regulations. Mr. Femia seconded. All in favor. Therefore, the ZBA unanimously agreed to adopt the Comprehensive Permit Rules and Regulations.

**Minutes of April 22 Meeting:**

Mr. Benson recommended deferring until the May 28 meeting, and the board was in agreement.

To conclude, Mr. Benson stated that on May 28, along with Dick Heaton and the discussion of the Rules and Regulations, on the agenda was the request for Comprehensive Permit Extension for 94 North Main Street, and the Petition for Variance by Sunshine Sign Company for 306 West Boylston Street.

At 7:19 pm, Ms. Pedone moved to adjourn the meeting. Mr. Femia seconded. All in favor.

Respectfully submitted,

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Toby S. Goldstein, Secretary

Date Accepted: \_\_\_\_\_ By: \_\_\_\_\_