



Town of Medway  
**ZONING BOARD OF APPEALS**  
155 Village Street, Medway MA 02053  
(508) 321-4915

Eric Arbeene, Chair  
Brian White, Vice Chair  
Carol Gould, Clerk  
Rori Stumpf, Member  
Bridgette Kelly, Member

**Zoning Board of Appeals Meeting**  
**Wednesday, May 16, 2018 at 7:30 pm**  
**Sanford Hall**  
**155 Village St, Medway, MA**

**MINUTES OF MEETING**

**Present:** Chair Eric Arbeene; Vice Chair Brian White; Carol Gould (arrived 7:35), Rori Stumpf, Christina Oster

**Also present:** Mackenzie Leahy, Administrative Assistant, Community & Economic Development

**1. Call to Order**

Chairman Arbeene called the meeting to order at 7:35 PM.

**2. Citizen Comments**

There were no members of the public that wished to make comments on items other than those already on the agenda.

**4. Any other business that may properly come before the Board**

- Request for modification to Decision for 67 Village Street – Special Permit Kennel

**3. Public Hearings**

7:35 p.m. 30 Wellington Street – The Applicant, Sharon Dupiche-Carlita, seeks a Variance from Section 6.1 of the Zoning Bylaw to split the property into two lots. Where, under common ownership, the two lots are currently “merged” to meet the zoning requirements for frontage and area in the VR Zoning District, the applicant requests to utilize these lots as separate parcels. The applicant seeks a variance from the required 120 feet of frontage to 100.00 ft. frontage for each of the two parcels. A variance is also sought from the minimum required 22,500 square feet of area for parcel 58-010 to 10,336 sq. ft. and for parcel 58-011 to 9,890 sq. ft.

The Board reviewed the draft decision.

By a vote of 4 to 0, on a motion made by Rori Stumpf and seconded by Christina Oster, the Zoning Board of Appeals hereby **GRANTS** the Applicant, Sharon Dupiche-Carlita, a **VARIANCE** from Section 6.1 of the Zoning Bylaw to split the property 30 Wellington Street into two lots, known as Parcel ID 58-010 (Lot B) and 58-011 (Lot C) and as shown on the plan of land in West Medway Mass for Lots A, B, C, and D, prepared by H.W. Whittier C.E. of Natick Mass, dated October 4, 1946, and on file with the Norfolk Registry of Deeds as No. 1048-1946, bk. 2646 pg. 576, subject the **CONDITIONS**.

- 71 Main Street – The Applicant, Pro Signs, seeks Variances from Section 7.2 of the Zoning Bylaw for a freestanding sign with internal illumination that exceeds the maximum dimensional regulations for signs, as well as a variance to allow for three wall signs where the maximum allowed is two.

The Applicant submitted a request to continue hearing without testimony. There were a number of requests that the applicant had neglected to include in their application. In addition, it was unclear as to whether or not the freestanding sign for Irving was an off-premises sign and would require a determination by the Board.

The Board opened the hearing, then continued the hearing without testimony to June 20, 2018, on a motion by Mr. Stumpf, seconded by Ms. Gould and approved unanimously.

**By a vote of 5 to 0, on a motion made by Mr. Stumpf and seconded by Ms. Oster, the Board found that the freestanding sign for Irving Gas was an off-premises sign.**

### **3. Any other business that may properly come before the Board**

- Request for modification to Decision for 67 Village Street – Special Permit Kennel

The applicant withdrew their request.

- Discussion of Zoning Board of Appeals Fees

Ms. Leahy again provided an overview of what the application fees are supposed to cover, i.e. the time it takes to review the applications, attend site visits, meeting with applicants, etc... and has calculated the fees based on the different types of applications and the anticipated hours spent on the application applied to the hourly rate of an employee.

The Board found that all the fees were reasonable and made more sense than the existing \$175.00 which did not always cover the costs of review.

**By vote of 5 to 0, on a motion by Mr. Stumpf and seconded by Mr. White, the Board accepted the revised application fees for special permits, variances, and comprehensive permit applications to the Zoning Board of Appeals.**

### **4. Correspondence**

None.

### **5. Approval of Minutes**

- a. May 2, 2018

Tabled.

### **6. Upcoming Meetings**

- June 6, 2018

Meeting may not be needed

- June 20, 2018
- (No July 4 meeting due to Holiday)
- July 18, 2018

### **7. Adjournment**

***A motion to adjourn was made by Mr. Stumpf, seconded by Ms. Oster and approved unanimously. The Board adjourned at 8:00 p.m.***

Respectfully submitted,

Mackenzie Leahy  
Administrative Assistant  
Community and Economic Development