

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

**MINUTES OF MEETING**

**October 4, 2017**

**Present:** Vice Chair Brian White; Clerk Carol Gould; Committee Members: Rori Stumpf, Bridgette Kelly

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

Vice Chairman White called the meeting to order at 7:36 PM.

**Citizen Comments:**

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

**Public Hearings:**

Due to a lack of voting members for the evening, all hearings were continued without testimony to either October 11 or October 18, 2017 at 7:35 pm.

**7:35 P.M. – The Applicant, Alfred Fraser, seeks a Variance from Section 6.1 of the Zoning Bylaw divide one lot into two lots so as to construct a single family residence on “Lot 3,” in addition to the single family structure currently on “Lot 4.” Lot 4 shall remain a conforming lot. Petitioner is seeking a variance for Lot 3 which would have 27,389 sq. ft. of area and 104.33’ of frontage, with respect to the property located at 78 Fisher St.**

***A motion to continue the hearing to 7:35 pm on October 11, 2017 was made by Mr. Stumpf, seconded by Ms. Gould and approved unanimously.***

**- The Applicants, Egidio & Rose Rovedo and Patrice Green, seek Variances from Section 6.1 to allow for the construction of a single family home at 13 Clark Street. Where, under common ownership, the two lots are currently “merged” to meet the zoning requirements for frontage in the AR-I Zoning District, the applicants request to utilize these lots as separate single family parcels. The applicants seek a frontage variance for 11 Clark Street to 150.00 ft. and 13 Clark Street to 150.04 ft. where the required frontage is 180 ft.**

***A motion to continue the hearing to 7:35 pm on October 11, 2017 was made by Mr. Stumpf, seconded by Ms. Gould and approved unanimously.***

- The Applicants, Alan Moles & Brenda Murrell, seek a Variance from Section 6.1 to allow for a deck that is 9 feet away from the property line; a 6 foot variance from the required 15 foot side setback, with respect to the property located at 106 Oakland Street.

*A motion to continue the hearing to 7:35 pm on October 11, 2017 was made by Mr. Stumpf, seconded by Ms. Gould and approved unanimously.*

- The Applicant, Joanne Beksha Brown, seeks a Variance from Section 6.1 to divide one lot into two lots. "Lot 1" shall remain a conforming lot. The application seeks a variance for "Lot 2" which would have 43, 938 sq. ft. of area where the required area is 44,000 sq. ft, with respect to the property located at 85 Winthrop St.

*A motion to continue the hearing to 7:35 pm on October 18, 2017 was made by Mr. Stumpf, seconded by Ms. Gould and approved unanimously.*

- The Applicants, Nicole & Jason LeBoeuf, seek a Special Permit under section 8.2 to allow for an Accessory Family Dwelling Unit for the owner's father and mother, with respect to the property located at 15 Applegate Road.

*A motion to continue the hearing to 7:35 pm on October 11, 2017 was made by Mr. Stumpf, seconded by Ms. Gould and approved unanimously.*

- The Applicant, William Goodwin & Rosemary Conway, seek a Special Permit under Section 5.4 Table 1 to allow for a personal kennel license, with respect to the property located at 5 Brookside Road.

*A motion to continue the hearing to 7:35 pm on October 18, 2017 was made by Mr. Stumpf, seconded by Ms. Gould and approved unanimously.*

**Any other business that may properly come before the Board:**

Ms. Leahy gave an overview of the proposed Wireless Communications Bylaw and the Board had a brief discussion. Ms. Leahy stated that the Board should have any comments, suggestions, or changes provided by the October 11, 2017 meeting date. The discussion was continued to that date.

**Correspondence:**

Ms. Leahy explained that DHCD had issued certification of approval of the Housing Production Plan which granted the Town rights to refuse 40B development applications that did not meet the needs of the Town.

Ms. Leahy also explained that the Board had received correspondence from GLM Engineering regarding their application for a Chapter 91 Waterways License for 297 Village Street, however, the Board would likely not have any comments as it was not in their jurisdiction.

**Approval of Minutes:**

Tabled.

**Upcoming Meetings:**

Two new applications were received and were scheduled for October 18, 2017.

**Adjournment**

***A motion to adjourn was made by Mr. Stumpf, seconded by Mr. White and approved unanimously. The Board adjourned at 8:10 p.m.***

Respectfully submitted,

Mackenzie Leahy  
Administrative Assistant  
Community and Economic Development