

Board Members
Rori Stumpf, Chairman
Brian White, Vice Chair
Gibb Phenegar, Clerk
Christina Oster, Member
Tom Emero, Member
Carol Gould, Associate Member



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TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS ZONING BOARD OF APPEALS

Wednesday, April 15, 2020 at 7:30 p.m.

Sanford Hall – Virtual Meeting

155 Village Street Medway, MA

Meeting Minutes

Present (remotely): Rori Stumpf, Chair; Brian White, Vice Chair, Gibb Phenegar, Clerk; Christina Oster; Member, Tom Emero, Member

Also Present (remotely): Barbara Saint Andre, Director, Community and Economic Development
Stefany Ohannesian, Administrative Assistant, Community and Economic Development

Call to Order

Chairman Rori Stumpf called the meeting to order at 7:30 p.m. and read that this meeting is being broadcast and recorded by Medway Cable Access. Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, no in-person attendance of members of the public will be permitted at this meeting. Board members will be participating remotely. For public hearings, access via Zoom is provided for the required opportunity for public participation. Information for participating via Zoom is posted at the end of the ZBA Agenda on the town website. He then read instructions on how to participate in the meeting.

Public Hearings

83 Lovering Street (continued from April 1, 2020)- The application is for the issuance of a **special permit** under Section 5.4, Table 1.C of the Zoning Bylaw to convert a single family home into a two-family house that has the exterior appearance of a single family dwelling on the lot.

Mr. Stumpf gave a brief overview of the application. Mr. Larkin was present and explained that he has been in contact with David D'Amico, Director of Department of Public Works (DPW) and asked that the Board move forward with the public hearing and potential granting with a condition that they comply with any DPW requirements in regards to water connection and meters. The Board was agreeable to that and reviewed the special permit criteria. The Board collectively decided that the application met all the special permit. It was noted that the house is existing and there will be no exterior changes.

With a motion made by Brian White seconded by Gibb Phenegar the Board finds that the Applicant has met all of the required special permit decision criteria passed by a vote of 5-0 with a roll call vote:

Gibb Phenegar – Aye

Brian White - Aye

Tom Emero – Aye

Christina Oster – Aye
Rori Stumpf – Aye

Ms. Saint Andre proposed a condition regarding DPW: “The applicant shall comply with all Department of Public Works requirements for establishment of a two-family house, including but not limited to any requirements related to water connections and water meters, and obtain any necessary permits from the Department of Public Works for conversion of the building to a two-family house.” She then went over boiler plate conditions that would apply to this permit.

Motion to grant the special permit request for 83 Lovering Street with conditions set forth, made by Brian White seconded by Gibb Phenegar, passed by a vote of 5-0 with a roll call vote:

Gibb Phenegar – Aye
Brian White - Aye
Tom Emero – Aye
Christina Oster – Aye
Rori Stumpf – Aye

Motion to close the public hearing for 83 Lovering Street made by Brian White seconded by Gibb Phenegar, passed by a vote of 5-0 with a roll call vote:

Gibb Phenegar – Aye
Brian White - Aye
Tom Emero – Aye
Christina Oster – Aye
Rori Stumpf – Aye

Motion to allow any one member of the Board to sign the decision made by Brian White seconded by Gibb Phenegar, passed by a vote of 5-0 with a roll call vote:

Gibb Phenegar – Aye
Brian White - Aye
Tom Emero – Aye
Christina Oster – Aye
Rori Stumpf – Aye

Other Business that may properly come before the Board

39 Main Street- Receipt of request for approval of final plans and for finding of insubstantial modifications. The plans are under review, and this matter is scheduled for May 6th meeting.

Ms. Saint Andre explained that we have received the plans and have sent around to request comments from the Town’s consultant, different departments and Boards and committees. Mr. White asked if the peer review consultants have reviewed this, Ms. Saint Andre stated those comments are forthcoming. She also explained the applicant waived the 20 day period for the Board to determine if the proposed modifications to the comprehensive permit are substantial or insubstantial.

Approval of Minutes

- April 1, 2020

Motion to approve the minutes for April 1, 2020 as presented made by Brian White seconded by Gibb Phenegar, passed by a vote of 5-0 with a roll call vote:

Gibb Phenegar – Aye

Brian White - Aye

Tom Emero – Aye

Christina Oster – Aye

Rori Stumpf – Aye

Upcoming Meetings

The Board members discussed moving the meeting time due to virtual meetings for the time being to 7:00 p.m. and collectively decided to move the meeting time.

- May 6, 2020 – 39 Main Street Final Plans Review
- May 20, 2020 – No applications submitted at this time

Adjourn

Motion to adjourn the meeting at 7:47 p.m. made by Brian White seconded by Gibb Phenegar, passed by a vote of 5-0 with a roll call vote:

Gibb Phenegar – Aye

Brian White - Aye

Tom Emero – Aye

Christina Oster – Aye

Rori Stumpf – Aye

Respectfully submitted,

Stefany Ohannesian

Administrative Assistant

Community and Economic Development