

## ZONING BOARD OF APPEALS

### DRAFT MINUTES

JULY 28, 2016

Members Present: Richard S. Novak, Ron, Steffek, Rodger Brown, Jonathan Fitch.

Mr. Novak called the meeting to order at 8:02 p.m. in the Sherborn Town Hall, Room 204B.

#### **21608**

A petition of Jean R. Leckenby for renewal of a Special Permit under Section 3.2 for the operation of professional and business offices on the first floor with signage at 19 North Main Street which is in a Business G district. Jean Leckenby appeared and represented that there are no changes to the property. On questioning by Mr. Steffek, the applicant confirmed that there will be no changes in signage. Mr. Steffek motioned for a renewal of the approval of Special Permit #22111 on all of its current terms, for a period of 5 years, seconded by Rodger Brown. Motion passed unanimously.

#### **21609**

A petition of Meghand Ugyen Sass for a Special Permit under Section 3.2.2 for a detached secondary dwelling unit in an existing barn at 87 Farm Road which is in a Residence C district. Mr. and Mrs. Sass appeared with their architect Jay Gallant and presented their plan for conversion of the barn for use as unit to be occupied by family members. They confirmed that the unit would not be rented. Mr. Steffek moved for approval of a Special Permit for a detached single family dwelling, as depicted in the plans provided, under Section 3.2.2)1(a), with no conditions other than those in the by-laws, for a period of four years, seconded by Mr. Novak. Motion passed unanimously.

#### **21610**

A petition of Albert Michaud for a Special Permit under Section 3.2.2)1(a) for an additional housekeeping unit at 12 Meadowbrook Road which is in a Residence A district. Mr. and Mrs. Michaud appeared before the board and presented plans for the renovation of the basement level of their residence, which would include adding a kitchen. The renovation is intended to be of temporary use for a family member. Mr. Steffek noted that the renovation complied with the gross floor area limitations and could be easily redeployed to its current use upon termination of the Special Permit. Mr. Steffek moved for approval of a Special Permit for the renovation as depicted in the plans provided, under Section 3.2.2)1(a), with no conditions other than those in the by-laws, for a period of four years, seconded by Mr. Brown. Motion passed unanimously.

#### **Miscellaneous**

Merriann Panarella attended the meeting and asked when the board would be meeting next. She mentioned a possible matter concerning Lot 69F, Lake Street.

The Board conferred and determined that the next meeting would be on September 14, 2016.

For the benefit on the new members, there was a brief discussion of prior issues before the board concerning Lot 69F. Jonathan Fitch stated that he had a conflict with respect to those premises and would not participate in any discussions or hearings concerning Lot 69F.

There was a discussion of an email to the Board from David Williams, Town Administrator, concerning the possibility of members receiving training regarding 40B developments. Jonathan Fitch asked what the training would involve, when it would take place and what the time commitment would be. Mr. Novak indicated that he would follow up with Mr. Williams for more information about the training opportunity.

The Board set the next hearing date for September 14, 2016 at 8:00 p.m. Mr. Novak made a motion to adjourn the meeting and the motion passed. Meeting adjourned at 8:30 p.m.