



## TOWN OF WEBSTER

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### ZONING BOARD OF APPEALS

### MEETING NOTICE / AGENDA

Tuesday, January 5, 2021

via Remote Participation

6:00 p.m.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Webster Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. Please join the meeting from your computer, tablet or smart phone using the following link **OR** by calling the phone number:

<https://zoom.us/j/91477682561?pwd=NnI4VVREK3dtNVZqRlRwWVJzVXNJZz09>

-OR- Call on phone: (646) 558-8656 US

Meeting ID: 914 7768 2561

Passcode: 766399

#### 1. Call to Order

#### 2. Action Items

- a. Approval of Meeting Minutes - December 1, 2020
- b. Vote to Exercise the Mullin Rule for Use by the Board at Future Meetings - Town Meeting voted to adopt the Mullin Rule M.G.L. Chapter 39, Section 29D on June 22, 2020.
- c. Draft Decision: Variance Application. 9 Loveland Street. Front yard setback variance to construct new house. Stanley Ciesla (Applicant / Owner). Assessor ID 46-A-49-0. Site is located in both a Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts/
- d. Draft Decision: Variance Application. 96 Point Breeze Road. Side and front yard setback variances to raze existing garage and construct a new 21' x 22' garage. Charles Hanko (Applicant / Owner). Assessor ID 46-A-41-0. Site is located in both a Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts.

#### 3. Discussion Items

- a. 16 Robinson Street. Public hearing on remand from Land Court, Cronan v. Vinton, et. Al, 18 MISC 000162, concerning reconstruction of a nonconforming garage under Section 650-28 of the Zoning Bylaw and G.L. c. 40A, s. 6., and enforcement of the Zoning Bylaw with respect to such structure. Continued from 11/5/20.

#### 4. Next Meeting Date

#### 5. Adjournment

REC'D WEBSTER TOWN CLERK  
DEC 30 '20 PM 3:13