

**Webster Zoning Board of Appeals
Meeting Minutes – June 21, 2021**

A meeting of the Webster Zoning Board of Appeals was held on June 21, 2021 in the Board of Selectmen Meeting Room of Webster Town Hall.

Present: Chairman Jason Piader, Vice Chairman Dan Cournoyer, Clerk Chris Daggett, Members Mark Mason and Dan Fales.

Also Present: Ann Morgan, Director of Planning & Economic Development; Kelly Lyman, Clerk; Attorney Brian Winner, Mead, Talerman & Costa, LLC, Town Counsel to the Board.

1. Call to Order: Chairman Piader called the meeting to order at 6:02 p.m. The Chairman directed staff to take attendance of the Board by roll call: Mr. Cournoyer – Present; Mr. Daggett – Present; Mr. Piader - Present. Mr. Piader noted that the meeting was being recorded. No specific COVID protocols were in place in accordance with State law except that those unvaccinated are required to wear masks.

2. Action Items

a. Reorganization

Mr. Piader congratulated Mr. Daggett and Mr. Mason for their recent reappointments to the Board. He thanked them and the whole Board for their continued commitment. Mr. Piader opened the floor to nominations for reorganization.

Motion to appoint Mr. Piader as Chairman made by Mr. Cournoyer, seconded by Mr. Fales. Mr. Piader asked if there were any questions or additional nominations. There were none. Motion to close the floor to nominations made by Mr. Cournoyer, seconded by Mr. Fales. Motion passed unanimously, 5-0 by roll call vote (Mr. Cournoyer – yes; Mr. Daggett – yes; Mr. Mason – yes; Mr. Fales – yes; Mr. Piader – yes). Mr. Piader returned to the original motion. Motion passed unanimously, 5-0 by roll call vote (Mr. Cournoyer – yes; Mr. Daggett – yes; Mr. Mason – yes; Mr. Fales – yes; Mr. Piader – yes).

Motion to appoint Mr. Cournoyer as Vice Chairman made by Mr. Fales, seconded by Mr. Mason. Mr. Piader asked if there were any questions or additional nominations. There were none. Motion to close the floor to nominations made by Mr. Fales, seconded by Mr. Mason. Motion passed unanimously, 5-0 by roll call vote (Mr. Cournoyer – yes; Mr. Daggett – yes; Mr. Mason – yes; Mr. Fales – yes; Mr. Piader – yes). Mr. Piader returned to the original motion. Motion passed unanimously, 5-0 by roll call vote (Mr. Cournoyer – yes; Mr. Daggett – yes; Mr. Mason – yes; Mr. Fales – yes; Mr. Piader – yes).

Motion to appoint Mr. Daggett as Clerk made by Mr. Mason, seconded by Mr. Fales. Mr. Piader asked if there were any questions or additional nominations. There were none. Motion to close the floor to nominations made by Mr. Mason, seconded by Mr. Cournoyer. Motion passed unanimously, 5-0 by roll call vote (Mr. Cournoyer – yes; Mr. Daggett – yes; Mr. Mason – yes; Mr. Fales – yes; Mr. Piader – yes). Mr. Piader returned to the original motion. Motion passed unanimously, 5-0 by roll call vote (Mr. Cournoyer – yes; Mr. Daggett – yes; Mr. Mason – yes; Mr. Fales – yes; Mr. Piader – yes).

b. Approval of Meeting Minutes

Draft Meeting Minutes of May 25, 2021 - Mr. Piader asked if the Board had any edits. There were none. Motion to approved the minutes of May 25, 2021 as drafted made by Mr. Daggett, seconded by Mr. Cournoyer. Motion passed unanimously, 5-0 by roll call vote (Mr. Cournoyer – yes; Mr. Daggett – yes; Mr. Mason – yes; Mr. Fales – yes; Mr. Piader – yes).

c. Draft Decision – Variance Application – Lot Size Dimensional Variance to Construct a Two Car Garage with Living Space Above at 60 Colonial Road – Bryan Pelletier (Applicant / Owner).

Ms. Morgan reviewed the draft including all the findings and the draft conditions of approval if the Board voted to grant the variance.

The Board reviewed Findings F1 through F11. Mr. Piader asked if there were any corrections or additions. There were none. Motion to approve Findings F1 through F11 as drafted made by Mr. Mr. Cournoyer, seconded by Mr. Mason. Motion passed unanimously 5-0 by roll call vote (Mr. Daggett; Mr. Cournoyer - AYE; Mr. Mason - AYE; Mr. Fales - AYE; Mr. Piader - AYE).

The Board reviewed Finding F12 pertaining to unique site conditions. The Board found that Applicant did demonstrate that there were unique site conditions, specifically the small shape of the pre-existing non-conforming lot which was created prior to subdivision control. Motion to find that the Applicant has demonstrated that there are unique site conditions made by Mr. Cournoyer, seconded by Mr. Mr. Fales. Motion passed unanimously 5-0 (by roll call vote: Mr. Daggett — AYE; Mr. Cournoyer — AYE; Mr. Mason — AYE; Mr. Fales - AYE; Mr. Piader — AYE).

The Board reviewed Finding F13 pertaining to hardship. The Board found that Applicant did demonstrate hardship, specifically that to make the lot larger the Applicant would have to acquire property from an abutting property owner. The abutting property owners have stated that they are unwilling to do so and that the cost, if possible, would be exorbitant. As such the lot is rendered unusable or would have to be sold at a reduced price. Motion to find that the Applicant has demonstrated hardship made by Mr. Cournoyer, seconded by Mr. Daggett. Motion passed unanimously 5-0 (by roll call vote: Mr. Daggett — AYE; Mr. Cournoyer — AYE; Mr. Mason — AYE; Mr. Fales - AYE; Mr. Piader — AYE).

The Board reviewed Finding F14 pertaining to the public good. The Board found that Applicant did demonstrate that relief, if granted, would be a substantial detriment to the public good. No objections were raised by the Fire Department with regards to public safety. A single family dwelling on the lot is typical of the neighborhood and is an allowed use. Such use would not increase noise or dust. The two car garage would accommodate two vehicles which is typical of the neighborhood and would not substantially increase traffic. Motion to find that there is not a substantial detriment to the public good made by Mr. Cournoyer, seconded by Mr. Fales. Motion passed unanimously 5-0 (by roll call vote: Mr. Daggett — AYE; Mr. Cournoyer — AYE; Mr. Mason — AYE; Mr. Fales - AYE; Mr. Piader — AYE).

The Board reviewed Finding F15 pertaining to the intent of the Zoning By-law. The Board found that Applicant demonstrated that relief, if granted, would not nullify or substantially derogate from the intent or purpose of the Zoning By-Law of the Town of Webster. The proposed single family structure is an allowed use in the Lake Residential zoning district. The proposed structure meets all other dimensional requirements. The Applicant demonstrated that there are a number of undersized lots around the Lake, specifically 27 Point Pleasant Avenue which is significantly undersized lot with a structure that fills 67% of the lot. The Applicant's proposed structure will only fill 22% of the existing lot. Motion that the variance request does not nullify or substantially derogate from the intent and purpose of the Zoning By-law made by Mr. Cournoyer, seconded by Mr. Fales. Motion passed unanimously 5-0 (by roll call vote: Mr. Daggett — AYE; Mr. Cournoyer — AYE; Mr. Mason — AYE; Mr. Fales AYE; Mr. Piader — AYE).

The Board reviewed the draft conditions of approval. No edits were made. Motion to **GRANT the VARIANCE with CONDITIONS** based on information received throughout the public hearing the **FINDINGS** stated herein made by Mr. Cournoyer, seconded by Mr. Daggett. Motion passed unanimously 5-0 (by roll call vote: Mr. Daggett — AYE; Mr. Cournoyer — AYE; Mr. Mason — AYE; Mr. Fales - AYE; Mr. Piader — AYE).

3. Public Hearings

- a. **Appeal of Zoning Violation Citation for Operating a Saw Mill in a Multi-Family Residential Zoning District; 4 Bartlett Street; Nathan LeBaron (Applicant), Church of Firstborn Kahal Hab' (Owner); Assessor ID 14-B-13-0; Property is located within the Multi-Family Residential (MFR) and Business with Sewer (B4) zoning districts. Continued from 5/25/21.**
- b. **Variance - To construct a live-in office and to operate a church-owned tree business including storage of vehicles, equipment, mobile homes and trailers on property located at 4 Bartlett Street; Assessor ID 14-B-13-0; Nathan LeBaron / Firstborn Church of Kahal Hab' (Owner Applicant). Said site is located both Multi-Family Residential (MFR) and Business with Sewer (B4) zoning districts. Continued from 5/25/21.**

Mr. Piader asked if the Applicant was present to continue the discussion about the two applications. Mr. LeBaron was not present but had sent Mr. Bernard Gauvin in his behalf. Mr. Gauvin noted that he lived on Mill Road in Forestdale, Rhode Island and was asked by Mr. LeBaron to bring the requested photos to the meeting for the Board. Mr. Gauvin stated that he took pictures on his phone but had difficulty getting them developed and printed. He stated that the Board could look at his phone if they wanted. Mr. Gauvin noted that he was aware that the sawmill was an issue, that there was split zoning on the property and that Mr. LeBaron doesn't run the mill very often.

Mr. Piader asked about the unregistered vehicles. Mr. Gauvin stated that plates were put on two vehicles yesterday and some of them have been driven to California. The office is in the trailer. Tools and equipment related to the business are being stored in the trailer to get them out of the weather.

Mr. Piader noted that the photos of the site were requested at the last meeting and that Mr. LeBaron has had plenty of time to submit them. Mr. Gauvin stated that he didn't have the full story on the situation. Mr. Piader asked if there were any comments from the Board or the public. There were none.

Mr. Piader asked Counsel, Attorney Winner, to provide the Board with his advice. Attorney Winner noted that the Applicant failed to appear which presents a procedural problem. The representative he sent was not an attorney and does not reside in Webster. Attorney Winner noted the Board could proceed two ways – continue the hearings or close them – and that it was at their discretion. Mr. Piader noted that this was the third meeting that the Board has considered these matters and they had heard over an hour of testimony at the May meeting. He asked the Board if they had any comments or thoughts on how to proceed. There were none.

Motion to close the public hearing made by Mr. Cournoyer, seconded by Mr. Fales. Mr. Piader asked if there was any discussion on the motion. There was none. Motion passed unanimously 5-0 by roll call vote (Mr. Fales – AYE; Mr. Mason – AYE; Mr. Cournoyer – AYE; Mr. Daggett - AYE; Mr. Piader – AYE).

c. Special Permit Application – Expansion of pre-existing, non-conforming side yard setback requirements; 70 Bates Point Road; Hadeer Shaikhly (Applicant / Owner); Assessor ID 50-A-37-0; Property is located in both Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts.

Lesley Wilson of HS&T Group, representing Mr. Shaikhly, noted that she had sent a revised plan to the Board today. The revised plan was reviewed and was confirmed that the proposed house footprint had been back to 46.2 feet which is in compliance with the district regulations. The Building Commissioner, Ted Tetreault, had confirmed that the carport is counted as part of the structure which has to be included with the setback measurement. Ms. Morgan noted that the side yard setback remains the same. It was noted that the special permit for expansion of the pre-existing, non-conforming side yard setback was the matter before the Board. The front yard setback issues would have to be addressed in a variance application if the Applicant sought to move the structure closer to the road than the calculated 46.2 feet. That setback distance was established using the calculation stated in the Lake Residential zoning district regulations which states that the setbacks are based on the average of structures within 300 feet of the subject property. Mr. Shaikhly's engineer had used the dimensional table for setback information but didn't check the district regulations as well.

Mr. Piader asked if there were any comments from the public. Mr. Frank Yacino, 72 Bates Point Road, asked if there were going to be one or two houses on the lot to which the answer was one. He asked about the specifics of installing a foundation and construction techniques that may impact other properties along with construction staging area being so close to the Lake. Mr. Piader noted that the Board has jurisdiction over only certain aspects of the plan and some of the issues would be addressed by others during construction. Mr. Yacino noted that he was concerned about how a larger structure would block views. He also noted that the aesthetics of the proposed structure didn't fit with the neighborhood. He didn't agree with Mr. Shaikhly that building close to the road to reduce the amount of potential snow plowing was a factor to consider.

Mr. Piader asked if there were any additional comments from the public. There were none. Mr. Piader asked Mr. Shaikhly had any further comments. Ms. Wilson summarized the issues noting that there would be only one house on the lot and that the side yard setback of the new structure would not exceed the existing non-conformity. The photos submitted with the application of a proposed structure are conceptual and do not represent what the actual house may or may not look like. Mr. Shaikhly noted that the actual design will be contingent on permitting requirements and that the first step is to get the setbacks right.

Mr. Piader asked if there were any other questions from the Board. There were none. Motion to close the public hearing made by Mr. Cournoyer, seconded by Mr. Fales. Mr. Piader asked if there was any discussion on the motion. There was none. Motion passed unanimously 5-0 (by roll call vote: Mr. Fales – AYE; Mr. Mason – AYE; Mr. Daggett – AYE; Mr. Cournoyer – AYE; Mr. Piader – AYE).

Mr. Arthur Mooradian identified himself as an abutter to 4 Bartlett Street noting that he couldn't hear the Board earlier due to the acoustics in the room. He asked if he could make a statement. Mr. Piader noted that the hearing was closed and that no further comment could be received. Mr. Mooradian asked that the Board go and view the property before making a decision.

d. Variance Application – Frontage variance in order to establish a buildable lot a 187 Killdeer Road; Robin Hoffman (Applicant / Owner); Assessor ID 58-E-8-0. Property is located in both Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts.

Mr. Piader opened the public hearing. Mr. Daggett read the public hearing notice. Maureen Cimoch of Lake Realty stated that she was present representing the Owner. Ms. Cimoch noted that is 21,200 square feet in size. For a long time there had been a cottage the lot with Town water and sewer on site. The cottage has since been demolished. She has an interested buyer who wants to ensure it is a buildable lot. The lot is wedged shape with 45 feet of frontage on Killdeer Road expanding out to 280 feet at the rear lot line with approximately 200 and 250 feet for the side lot lines. The intent is to potentially build one structure.

Mr. Piader asked Ms. Cimoch about the variance request in relationship unique site conditions. Ms. Cimoch stated that the shape of the lot is the problem.

Mr. Piader asked about the variance request in relationship hardship. Ms. Cimoch stated that if a variance is not granted the lot would be unbuildable. She added that there had been a cottage on the lot for over 80 years. The Board asked if the additional five feet required to have the necessary frontage could be obtained from an abutter. Mr. Daggett noted that there appeared to be an abandoned Town paper street abutting the property to the east. Ms. Cimoch stated that if they can't get the variance then they will seek other options including the abutter to the west, the Killdeer Island Club, to try and obtain additional frontage. Ms. Morgan noted that the Building Commissioner had suggested that the Owners approach the Town to get the paper road declared abandoned and then proceed to purchase that square footage which would bring the lot at 187 Killdeer Road into compliance. Ms. Cimoch stated that seeking the variance was the first and easiest step.

Mr. Piader asked about the variance request in relationship to the rest of the neighborhood. Ms. Cimoch noted on the application that the lot is 21,000 square feet and would have no impact on abutting Killdeer Island Club or neighbors if a building was placed there.

During the public hearing the Board and the Owner's representative discussed the variance request in relation to the general intent of the Zoning By-law. Ms. Cimoch stated that there would be no increase in noise or dust if a structure was built on the lot.

Ms. Morgan provided the Board with an overview of average lot frontages within 300 feet of the subject property. There are 40 lots within that radius. The average lot frontage is 84 feet. There are 2 lots with less than the required 50 feet of frontage. No vacant lots were included in the analysis.

Mr. Piader asked if there were any comments from the public or the Board. There were none. Ms. Cimoch asked about the next steps. Mr. Piader explained the decision process and that there would be an appeal period. He expects that the Board will make a decision at their July meeting.

Motion to close the public hearing made by Mr. Cournoyer, seconded by Mr. Fales. Mr. Piader asked if there was any discussion on the motion. There was none. Motion passed unanimously 5-0 (by roll call vote: Mr. Fales – AYE; Mr. Mason – AYE; Mr. Daggett – AYE; Mr. Cournoyer – AYE; Mr. Piader – AYE).

e. Variance Application – Front yard setback for expansion of a deck; 101 Lakeside Avenue; Wendy Burdett (Applicant / Owner); Assessor ID 40-B-16-0; Property is located in both Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts.

Mr. Piader opened the hearing. Mr. Daggett read the public hearing notice. Wendy Burdett, Owner, was present to discuss the application. Ms. Burdett stated that the existing deck is only three feet wide which makes it difficult to move around. She would like to make the deck 10 feet wide. The current deck encroaches into the front yard setback by three feet. The new deck would increase that non-conformity by seven feet resulting in a ten foot setback. It was noted that the abutting property has a wide second story deck on the front of the building which also encroaches into the front yard setback. Ms. Morgan provided a staff report with an analysis of the average front yard setback within 300 feet of the site. The average front yard setback in the area is 28.1 feet.

The Board was advised by Attorney Winner that the further expansion of the pre-existing non-conforming deck into the front yard setback requires a special permit, not a variance, citing *Gale v. Zoning Board of Appeals of Gloucester*. Several remedies to enable the Owner to move forward in a timely fashion were discussed. Town Counsel advised that the Board could vote to amend the application to allow a change from variance to special permit. Ms. Burdett was advised that she would be at some risk if someone wanted to challenge the Board's decision on appeal based on defective notice. This course of action would allow the hearing to continue and relieve the Owner of having to file a new application and start the whole process over again. The Owner agreed to take on that risk. Attorney Winner noted that the Owner would have to file the Special Permit application form with the Town Clerk if the Board voted to amend.

Mr. Piader asked if there were any comments from the public. Christa Canavan, 103 Lakeside Avenue. She stated her opinion that the new deck will improve look of neighborhood. Ms. Canavan stated her full support for the project.

Motion to amend the variance application to a special permit application for 101 Lakeside Avenue made by Mr. Fales, seconded by Mr. Mason. Motion passed unanimously, 5-0 by roll call vote: Mr. Fales - AYE; Mr. Cournoyer - AYE; Mr. Mason - AYE; Mr. Daggett - AYE; Mr. Piader – AYE

Ms. Morgan noted that Ms. Burdett should file the new application and that she would submit it with a memo to the Town Clerk for the project file. She added that, as a courtesy, she would send out a memo to the abutters to explain the situation.

Mr. Piader asked the Board if there any further comments. There were none. Motion to continue the public hearing to July 19, 2021 at 6:30 p.m. via remote participation made by Mr. Cournoyer, seconded by Mr. Fales. Mr. Piader asked if there was any discussion on the motion. There was none. Motion passed unanimously 5-0 (by roll call vote: Mr. Fales – AYE; Mr. Mason – AYE; Mr. Daggett – AYE; Mr. Cournoyer – AYE; Mr. Piader – AYE).

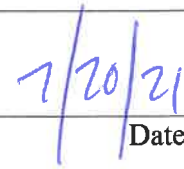
4. Next Meeting Date: Monday, July 19, 2021 via Remote Participation / Zoom.

5. Adjournment

Motion to adjourn the meeting made by Mr. Cournoyer, seconded by Mr. Fales. The motion passed unanimously 5-0 by roll call vote: Mr. Daggett - yes; Mr. Cournoyer –yes; Mr. Mason - yes; Mr. Fales - yes; Mr. Piader - yes. The meeting was adjourned at 7:08 p.m.



Chris Daggett, Clerk



Date

EXHIBITS

- **Public Hearing 2A: Appeal of Zoning Violation Citation for Operating a Saw Mill in a Multi-Family Residential Zoning District; 4 Bartlett Street; Nathan LeBaron (Applicant), Church of Firstborn Kahal Hab' (Owner).**
 - Memorandum to Certified Abutters List regarding Change in Meeting Location; dated June 16, 2021; 2 pages.
- **Public Hearing 2B: Variance - To construct a live-in office and to operate a church-owned tree business including storage of vehicles, equipment, mobile homes and trailers on property located at 4 Bartlett Street; Assessor ID 14-B-13-0; Nathan LeBaron / Firstborn Church of Kahal Hab' (Owner Applicant).**
 - Memorandum to Certified Abutters List regarding Change in Meeting Location; dated June 16, 2021; 2 pages.
 - Email correspondence from Richard Spratt, Property Owner on Prospect Street; dated June 21, 2021; 2 pages.
- **Public Hearing 2C: Special Permit Application – Expansion of pre-existing, non-conforming side yard setback requirements; 70 Bates Point Road; Hadeer Shaikhly (Applicant / Owner).**
 - Town of Webster, MA Request for Continuance of Public Hearing and Extend Decision Deadline; signed by the Town Clerk on May 26, 2021; 1 page.
 - Correspondence from Hadeer Shaikhly; 70 Beats Point Rd Set Back; dated June 1, 2021; 3 pages.
 - Correspondence; Memorandum to the Certified Abutters List from Ann Morgan, Director of Planning & Economic Development, Change of Meeting Location; dated June 16, 2021; 2 pages.
 - Zoning Board of Appeals Site Plan 70 Bates Point Road, Webster MA; prepared by H.S. & T. Group, Inc.; dated February 18, 2021 and revised June 16, 2021; 24"x36"; 2 sheets
- **Public Hearing 2D: Variance Application – Frontage variance in order to establish a buildable lot a 187 Killdeer Road; Robin Hoffman (Applicant / Owner).**
 - Certified Abutters List; dated May 10, 2021; 4 pages.
 - Quitclaim Deed, Worcester District Registry of Deeds Book 16553, Page 257; dated September 2, 1994; 4 pages.
 - Form, Application for Variance; 6 pages.
 - Plan Showing Lot Corners Set Prepared for Robin Hoffman, 187 Killdeer Road; prepared by Jarvis Land Survey; dated November 19, 2020; 1 page.
 - Town of Webster Zoning Board of Appeals Public Hearing Notice; stamped by Town Clerk on May 27, 2021; 1 page.
 - Correspondence; Comments submitted by Conservation Agent; dated and received June 2, 2021; 1 page.
 - Correspondence; Comments submitted Assessor; dated and received June 2, 2021; 1 page.

- Correspondence; Comments submitted by the Police Department; dated and received November June 2, 2021; 1 page.
- Correspondence; Comments submitted by the Sewer Department; dated and received November June 2, 2021; 1 page.
- Correspondence; Comments submitted by the Water Department; dated and received November June 2, 2021; 1 page.
- Site Map and Aerial Photos from the Town of Webster GIS public platform; color; 8 ½ x 11”; 2 pages.
- Memorandum from Ann Morgan, Director of Planning & Economic Development and Ted Tetreault, Building Commissioner & Zoning Enforcement Officer re: Staff Review – Variance Application, Minimum Frontage Requirement - 187 Killdeer Road; dated June 15, 2021; 3 pages.
- Memorandum to Certified Abutters List for 187 Killdeer Road re: Change in Meeting Location; sent via Regular First Class Mail; dated June 16, 2021; 2 pages.
- Correspondence; Comments submitted by the Engineering Department; dated and received June 4, 2021; 1 page.
- **Public Hearing 2E: Variance Application – Front yard setback for expansion of a deck; 101 Lakeside Avenue; Wendy Burdett (Applicant / Owner).**
 - Certified Abutters List; dated June 2, 2021, received June 2, 2021; 3pages.
 - Deed; submitted on June 2, 2021; 2 pages.
 - Form; Variance Application; dated June 1, 2021 and received on June 2, 2021; 6 pages.
 - Plot Plan; Mortgage Inspection Plan; prepared by Reney, Moran, & Tivnan; dated April 26, 2017 and submitted June 2, 2021; 1 page.
 - Project Description; submitted on June 2, 2021; 2 pages.
 - Town of Webster Zoning Board of Appeals Public Hearing Notice; stamped by Town Clerk on June 2, 2021; 1 page.
 - Correspondence; Comments submitted by the Town of Webster Police Department; dated and received June 3, 2021; 1 page.
 - Correspondence; Comments submitted by the Water and Sewer Department; dated and received June 3, 2021; 1 page.
 - Correspondence; Comments submitted by the Town of Webster Fire Department; dated and received June 3, 2021; 1 page.
 - Correspondence; Comments submitted by the Water and Sewer Department; dated and received June 3, 2021; 1 page.
 - Photos; Site Map and Aerial Photos submitted by Staff on June 14, 2021; color; 2 pages.
 - Correspondence; Memorandum to the Certified Abutters List from Ann Morgan, Director of Planning & Economic Development, Change of Meeting Location; dated June 16, 2021; 2 pages.
 - Correspondence; Comments submitted by the Engineering Department; dated and received June 4, 2021, 2 pages.
 - Correspondence; Memorandum from Ann Morgan, Director of Planning and Economic Development and Ted Tetreault, Building Commissioner & Zoning Enforcement Officer; Staff Review: Variance Application – Front Yard Setback to Construct a Deck – 101 Lakeside Ave.; dated June 16, 2021; 3 pages.