



TOWN OF WEBSTER

350 Main Street, Webster, MA 01570

(508) 949-3800 x4010

www.webster-ma.gov

planning@webster-ma.gov

ZONING BOARD OF APPEALS

MEETING NOTICE / AGENDA

Wednesday, January 12, 2022

via Remote Participation / Zoom

6:00 p.m.

Pursuant to Governor Baker's June 16, 2021 Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, this meeting of the Webster Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. The Board will record the meeting for the purpose of note taking. Anyone else wishing to record the meeting for personal use must notify the Chairman in advance. Please join the meeting from your computer or smart phone using the following link OR by calling the phone number:

<https://zoom.us/j/97466438426?pwd=S2RsWGp2ekdhL2lIVE8wU1pBZnhMZz09>

- OR - Call (646) 558-8656

Meeting ID: 974 6643 8426

Passcode: 927586

1. Call to Order

2. Action Items

- a. Approval of Meeting Minutes - December 7, 2021
- b. Draft Decision: Variance Application - 60 Colonial Road - Bryan Pelletier (Applicant / Owner); Assessor ID 39-A-54-0. Applicant is seeking relief from the front yard setback requirement to construct a garage with a residential living unit above. Said site is location in Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts.

3. Public Hearings

- a. Variance Application - 62 Blueberry Hill - Jay Gallant / Gallant Architects (Applicant); Jessica & Drew Mason (Owners); Assessor ID 65-A-46; Owner seeking a side yard setback variance for newly constructed single family house. Said site is located within both an Agricultural Single Family Residential (ASFR) and Lake Watershed Protection (LWP) zoning districts. Continued from 12/7/21.
- b. Variance Application - 70 Bates Point Road - Hadeer Shaikhly (Applicant / Owner); Assessor ID 50-A-37-0; Owner seeking a front yard setback variance to construct a new single family house; Said site is located in a Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts.
- c. Variance Application - 200 Gore Road - Webster Ventures LLC; Assessor ID 60-D-17; Applicant is seeking a side yard setback variance to move the property line to bring an existing pavilion onto the property located at 200 Gore Road. Said site is located in a Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts. Continued from 12/7/21.

- d. Variance Application - 27 Lakeview Road - Webster Ventures LLC; Assessor ID 60-D-45; Applicant is seeking a side yard setback variance to move the property line to bring an existing pavilion onto the abutting property located at 200 Gore Road. Said site is located in a Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts.

4. Staff Report - Conflict of Interest Disclosure Process

5. Next Meeting Date: Tuesday, February 1, 2022; 6:00 p.m. via remote participation / Zoom

6. Adjournment