

approved 5/10/22

ZONING BOARD OF APPEALS

Meeting Minutes of May 3, 2022

@ 7:00 p.m.

CARVER TOWN HALL

MEETING ROOM #4

Present: Stephen G. Gray, Chairman; Sharon Clarke, Vice Chairperson. Members: Frances Mello and Mark Poirier. Alternate Member, James Barrington, was also in attendance.

Absent: Frank Casey

Meeting opened at 7:01 P.M.

A. Approval of Minutes:

Approval of meeting Minutes of April 5, 2022. Member Mark Poirier made a Motion to accept the minutes as written and Vice Chairperson, Sharon Clarke, seconded the Motion. The Motion passed unanimously.

Continued Public Hearings:

B. Public Hearing: Case 1-20-OR: Petitioner: Richard Antoniotti requesting a Special Permit pursuant to Sections 5221 and 5300 et. seq. of the Carver Zoning By-law, for property located at 92-B South Main Street in Carver, MA (Assessors Map 1 Lot 20-O-R), to modify and extend two pre-existing, non-conforming structures on a lot and to make each existing building a two-bedroom structure in a Residential-Agricultural District.

At this juncture, Chairman Gray announced that Mr. Antoniotti had asked for a continuance as he is appearing before the Conservation Commission and has not had that opportunity as of yet.

Vice Chairperson Clarke explained that when Mr. Antoniotti had previously come before them, the Board had asked him to go in front of the Conservation Commission as he would need to get its approval first, due to water/wetlands issues. She stated that he is on its Agenda for the meeting of May 4, 2022.

Member Poirier remarked that if there were potential water issues at the property, the Petitioner might need to seek the approval of the Board of Health as well.

Chairman Gray read the letter of the Petitioner requesting a continuance into the record.

Member Mello made a Motion to allow the continuance as requested by the Petitioner and was seconded by Member Barrington. The Motion passed unanimously.

The Board members then discussed a date certain for the continuance. Vice Chairperson Clarke recommended the date of June 21, 2022.

Member Poirier made a Motion to continue Case 1-20-OR to June 21, 2022, with notice to be given to the Petitioner, and was seconded by Vice Chairperson Clarke. The Motion passed unanimously.

C. Public Hearing: Case 100-6-OR: Petitioner: Wenham PV I, LLC requesting dimensional Variances pursuant to Sections 2320 and 5222 of the Carver Zoning By-law for property located at 27 Wenham Road in Carver, MA (Assessor's Map 100, Lot 6 OR) so as to construct a "dual-use" solar project in the Residential Agricultural District. Variances are being requested due to the irregular shape of the parcel and the need for frontage relief (the subject lot has 105 feet of frontage; minimum requirement is 150 feet). This meeting is Continued to May 3, 2022.

Chairman Gray read a letter into the record from the attorney of the Petitioner seeking a continuance to a June meeting date as the Petitioner needed to appear before the Planning Board.

Vice Chairperson Clarke made a Motion to allow the continuance at the request of the Petitioner and was seconded by Member Barrington. The Motion passed unanimously.

Member Mello made a Motion to continue Case 100-6-OR to June 21, 2022 and was seconded by Member Barrington. The Motion passed unanimously.

Chairman Gray notified the Board that the next Zoning Board of Appeals meeting was scheduled for May 10, 2022.

Chairman Gray acknowledged a few attendees at the meeting. A woman stated she was present for the SLT and Earth Removal Hearing she thought was scheduled for that evening. Chairman Gray, along with other Board members, stated they had the date of May 10, 2022 scheduled for that Hearing.

Correspondence: None.

Member Poirier made a Motion to Adjourn and was seconded by Member Barrington. The Motion passed unanimously.

Respectfully,

Patricia A. Pacella
Recording Secretary