



TOWN OF CARVER

Zoning Board of Appeals

108 Main Street

Carver, MA 02330

Phone: (508) 866-3450 Fax: (508) 866-3430

Meeting Minutes of December 17, 2020

@ 7:00 PM

Carver Town Hall

Via Zoom

Present: Stephen G. Gray, Chairman; Sharon Clarke, Vice-Chairperson Members: Frances Mello and Eric Mueller

Also present: Mark Poirier, Alternate Member and Alternate Member and Recording Secretary, Kelly DiCarli

Meeting Opened: 7:05 P.M.

A. Minutes: Reviewed Minutes of December 1, 2020

Member Mueller made a Motion to accept the Minutes of December 1, 2020 as written. Seconded by Vice-Chairperson Clarke. Voted and passed unanimously, 4-0

- B. Public Hearing (**continued**): Case 124-102-2: Petitioner: Matthew Mitko. A Petition was filed seeking a Special Permit pursuant to Sections 2245(c), 2310, 2320 and 5221 and 5300 et. seq. of the Carver Zoning By-law, for property located at 1 Russell Homes Way in Carver, MA (Assessors Map 124 Lot 102-2), to construct a 30 X 45 detached garage with a 12 X 45 lean-to that will be 12 feet from TOWN OF CARVER Zoning Board of Appeals 108 Main Street Carver, MA 02330 Phone: (508) 866-3450 Fax: (508) 866-3430 the side property line (proposed garage 1890 square feet; maximum allowed is 700 square feet; side setback required is 30 feet) in a Residential-Agricultural District.

Chairman Gray confirmed site visit was conducted as scheduled on December 12, 2020 at 9 A.M.

Chairman Gray noted the Petitioner, Matthew Mitko is not present during tonight's meeting. The Zoning Board of Appeals received plans as requested from the first hearing on December 1, 2020. It was confirmed all Board Members received the plans.

Chairman Gray invited discussion by the Board Members either to continue the case or proceed on its merit.

Vice-Chairperson Clarke voiced her opinion on proceeding with its merit.

Chairman Gray noted his opinion to continue the case due to the Petitioner being absent and the possibility the Petitioner could have changed his mind on the project or design. Chairman Gray noted the Petitioner in fact downsized the size of his garage from his initial request.

Member Mueller inquired if the plans provided to the Board were the same as site walk? Vice-Chairperson Clark noted the Petitioner staked out the dimensions and now seeking a 30 x 35 foot garage (a total of 1050 sq footage which is half the size of initial request). Vice-Chairperson Clarke also noted the lean-to does not account for square footage, only an add on which can be added or taken off.

Member Mello agrees with Chairman Gray to continue the case in order to have the petitioner confirm his plans.

Alternate Member DiCarli and Alternate Member Poirier both agree with Chairman Gray for case continuance.

Vice-Chairperson Clarke agreeable with the case continuance decision and noted the Zoning Board of Appeals history has approved a case on merit without the Petitioner or a representative present.

Chairman Gray noted he will be moving forward with the case continuance to be able to have the Petitioner present and understand more about the lean-to, possibly move existing shed, and have the Petitioner hear the discussion from the Board Members. Chairman Gray will have the permitting department notify the Petitioner regarding the next meeting conducted via zoom or in person pending state of pandemic.

Vice-Chairperson Clarke made a motion to continue the Public Hearing: Case 124-102-2 for next meeting on January 12, 2021 at 7 P.M., which motion was duly seconded by Member Mello. Voted and passed unanimously, 5-0.

E. Correspondence:
None

F. Next Zoning Board of Appeals Meeting:
a. Tuesday, January 12, 2021 at 7 P.M

G. Adjournment:

Vice-Chairperson Clarke made a motion to Adjourn. Seconded by Member Mueller. Voted and passed unanimously, 5-0

Meeting adjourned at 7:36 P.M

Respectfully submitted,

Kelly DiCarli