

MINUTES
Zoning Board of Appeals
January 9, 2020
Town Hall, Room 14

Present: Jim Demetri, Joe Keyes, Bob Breen, Jennifer Platt, Bill Bellavance and Matt D'Angelo
Also in attendance: Select Board members Steve O'Leary and Andrew Schultz, Town Administrator, Mike Gilleberto, Town Counsel, Barbara Huggins Carboni, Maureen Doherty, from the Transcript and Paul O'Leary

Mr. Demetri opened the meeting at 7:30 PM

Continued Public Hearing

231 Central St. - Special Permit for a Home Occupation/Landscaping

Mr. Demetri re-opened the Public Hearing. Mr. Distasio, the applicant was not in attendance. Mr. Distasio was called, because he didn't show up at the last scheduled hearing, and was asked to submit a withdrawal form if he didn't intend to move forward with his request. Nothing was received in the office. Mr. Distasio will be sent a certified letter advising him that the hearing was continued again and to submit the withdrawal form if he doesn't intend to continue with his request for a Special Permit. He will also be advised that if he does withdraw his request, he cannot come back to the Board of Appeals for two years with a subsequent request.

Mr. Demetri moved to continue the Public Hearing to Thursday, February 13, 2020. Mr. Keyes seconded the motion; and it was voted 3-0 in favor.

Minutes

Mr. Demetri moved to approve the minutes of November 7, 2019, seconded by Mr. Keyes; and it was voted 3-0 in favor. Mr. Demetri moved to approve the minutes of October 10, 2019, seconded by Mr. Keyes; and voted 3-0 in favor. Mr. Demetri moved to approve the minutes of

December 5, 2019, seconded by Mr. Keyes; and it was voted 3-0 in favor. Mr. Demetri moved to approve the minutes of October 3, 2019, seconded by Mr. Keyes; and it was voted 3-0 in favor.

Steve O’Leary told members he was present for two reasons, one for an update on the 40B project and also to thank Jim Demetri and Joe Keyes and Paul O’Leary for their many years of service. He was the liaison for the Board of Appeals for many years and wanted to apologize for not being able to work things out with his Board that made them want to resign. He asked the Associate Members not to be discouraged and would want things to be more transparent moving forward. Mr. Demetri recognized Paul O’Leary who kept things very orderly and many times bridged the gap between applicants and neighbors and who will be sorely missed. Mr. Schultz said he was sorry to see the two members resign and thanked all three for their service. Mr. Demetri thanked Mr. Breen for volunteering and wished him well with his time on the board.

Mr. Demetri advised members that they would go into Executive Session for the purpose of discussing the Housing Appeals Committee litigation re: 20 Elm St. The Board may discuss this item in executive session under G. L. c. 30A, S. 21(a)(3), or “Purpose 3” under the Open Meeting Law. As Chair, I find that discussion of this matter in an open meeting may have a detrimental effect on the litigating position of the Board

Mr. Chairman, I, Mr. Keyes, move that the Board enter into executive session for discussion of the matter for the purpose as stated by the Chairman, with the attendance of the Select Board’s liaison Mr. Schultz, Selectman O’Leary, Mr. Gilleberto, Barbara Huggins Carboni, Town Counsel and secretary, Kathy Morgan. The motion was seconded by Ms. Platt; and it was voted by Roll Call Vote: Jennifer Platt – yes, Joe Keyes – yes, Jim Demetri – yes. The Board will reconvene in open session.

Approved _____ date _____