

**Draft Minutes**

**Zoning Board of Appeals**

**January 3, 2017**

**Present at meeting:**

**Chair – Frank Lombardi, Barry Fisher, Bill Johnson, Candace Sutherland and Robert Howard**

**Chair opens meeting at 7:00 p.m.**

**Chair Pucci for the property at the intersection of Sturbridge Road and Mayberry Lane, Assessors map 31, Lot 7.1 Block D. Mr. and Mrs. Pucci enter meeting and explain what they are seeking from the ZBA. Board goes over application. Curt has hand out for the property. Barry motions to accept hand out. Bill seconds. All vote to approve. Curt explains property. Chair calls all boards. Barry motions to accept letter from the Planning Board. Bill seconds. All vote in favor. No other boards respond. Chair calls abutters. No response. Barry motions to close open portion of the meeting. Bill seconds. All vote in favor. Barry motions to grant variance of 70' + on the southerly side of property and allow detention pond under by law §200.3.2 C special rules (2) as per plan dated 2/15/2016 project # 054-1236-F by McClure engineering, Inc. Bill seconds motion. All vote in favor. Pucci party leave meeting at 7:30 p.m.**

**Board goes over minutes from last meeting. Candace motions to accept minutes from October 25, 2016 meeting. Barry seconds. All vote in favor.**

**Board goes into executive session.**

**Next meeting will be held at middle school on January 31, 2017.**

**Candace motions to adjourn meeting. Barry seconds. All vote in favor. Meeting is adjourned at 8:00 p.m.**