

## **Minutes**

### **Zoning Board of Appeals**

**February 1, 2022**

**7:00 p.m.**

**Present at meeting: Zoom meeting ID#88629481669 Frank Lombardi, Ryan Avery Eric Falcone, Jason Bibeau and Shane Woodson.**

**Frank opens meeting calls Southern Worcester County Regional Technical High School, Bay Path. Cliff Cloutier, Principal and Kyle Brenner, Superintendent are present for the meeting. They explain why the sign needs to be updated. Curt speaks about sign. Board discusses. Chair calls all other boards. No response. Chair calls abutters. No response.**

**Ryan motions to grant Special Permit to preplace existing sign on the existing footprint with a new updated sign. Eric seconds motion. All vote in favor. Bay Path party leaves meeting at 7:15 p.m.**

**Chair calls Seth Lopes of 37 Leland Road. Mr. Lopes explains why he needs to replace shed with larger shed. Board questions location and size of shed. Curt explains property and location of shed. Chair calls all other boards. No response. Chair calls abutters. Diane Dabrowski speaks as abutter and vice chair of the lake committee. She has no issue with location or size of shed. Other properties have sheds and are located close to property lines. Eric motions to close open portion of the meeting. Shane seconds. All vote in favor. Eric motions to grant a 10' ± variance for the rear yard set back to the high water line and a 9' ± variance for the side yard set back on the northerly side of the property and a Special Permit to replace a pre-existing non-conforming shed due to the lot shape and size. Jason seconds motion. All vote in favor. Mr. Lopes leaves meeting at 7:52 p.m.**

**Shane motions to accept minutes from November 30, 2021. Jason seconds motion. All vote in favor.**

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