

**Minutes**

**Zoning Board of Appeals**

**June 7, 2022**

**7:00 p.m.**

**Present at meeting: Frank Lombardi, Robert McGrath, Shane Woodson, Jason Bibeau, Ryan Avery, Eric Falcone.**

**Frank Lombardi opens meeting in conservation room. Asks for a motion to relocate meeting to Selectmen's meeting room. Shane motions to move meeting to Selectmen's room Jason seconds motion. All vote in favor. Meeting is moved to Selectmen's meeting room.**

**Chair calls Bruce Moore of 75 Leland Drive. Bruce explains what they are seeking from the ZBA. Ryan asks them to answer all the questions on the applications to explain the hardship. Applicant explains property and hardship. Curt took pictures of the house and neighborhood; pictures are passed out to the board. Chair calls all boards. No Response. Chair calls abutters. Joe Cloutier of 2 Willis Drive emailed the board because he was unable to attend meeting. Shane motions to close open portion of the meeting. Ryan seconds motion. All vote in favor. Eric motions to grant a variance of 12'± on the Northside of the property and a variance of 1' ± on the Southside of the property due to the topography, size and shape of lot and access to back yard to build a deck and walkway as per plan submitted with application. Rob seconds motion. All vote in favor. Moore party leaves meeting at 7:45 p.m.**

**Edward Services LLC has withdrawn application for tonight's meeting they plan on resubmitting new application.**

**Shane motions to accept minutes from the last meeting. Jason seconds motion. All vote in favor.**

**Board discusses issue with conservation.**

**Rob motions to adjourn meeting. Shane seconds motion. All vote in favor. Meeting is adjourned at 8:15 p.m.**

**Zoning Board of Appeals  
Meeting**

**JUN 21 2022**

By: 

**TOWN CLERK**

**JUN 22 2022**

**CHARLTON MASS**