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1/16/24

ZONING BOARD OF APPEALS
Meeting Minutes of December 13, 2023
@ 7:00 p.m.
CARVER TOWN HALL
MEETING ROOM #1

Present: Stephen G. Gray, Chairman. Frances Mello, Vice Chairperson. Members: Mark Poirier, James Barrington, and Jennifer Cullum

Alternate Anita Doll was also present.

The meeting started at 7:00 P.M.

A. Approval of Minutes:

Approval of Meeting Minutes of November 7, 2023. Vice Chairperson Mello made a Motion to accept the minutes as written. The Motion passed unanimously.

B. Request for Extension of Variance granted on November 20, 2020: 12 Pond View Way – Case 9-0-R
Present before the Board was Attorney Donald Correia and the Applicant. Attorney Correia discussed the reasons for the project being delayed, which included the onset of the Covid-19 pandemic, inability to obtain necessary construction materials, and unwillingness to build without a known buyer. Attorney Correia also submitted a letter outlining the timeline since the variances were granted on November 20, 2020. He then asked the Board for an extension to June 15, 2025.

Vice Chairperson Mello asked questions regarding when the building permit was first issued and what had happened with the project since that time.

Vice Chairperson Mello made a Motion to grant the extension to the date of December 13, 2024, which was seconded and passed unanimously.

The Board agreed that the commencement of “construction” was to be defined as follows: after clearing of the lot, completion of foundation, completion of septic, and completion of well.

C. Public Hearing: Case 125-19-2-R: Petitioner: Jeffrey Benoit, seeking a Special Permit pursuant to Sections 2250, 5221 and 533 et. Seq. of the Carver Zoning By-law, to reconstruct a single-family residence on a pre-existing, non-conforming lot for property located at 48 Cranberry Road in Carver, MA (Assessors Map 125, Lot 19-0-R), in a Residential Agricultural District.

Chairman Gray read into the record a letter provided by the Applicant’s attorney, requesting a continuance to the date of the next Board meeting in January 2024. Chairman Gray then recused himself from any further participation in the Case.

Vice Chairperson Mello asked if there was any discussion. Member Poirier asked how many continuances can be requested by an Applicant. Vice Chairperson Mello indicated that there had been one to date on this Case and that she believed the Board could vote to continue again.

Member Poirier made a Motion to continue Case 125-19-2-R to the January meeting which Member Barrington seconded. The Motion passed unanimously.

D. Correspondence (if any)

The Board scheduled the next meeting for the date of Wednesday, January 17, 2024.

Member Barrington made a Motion to adjourn which was seconded by Member Poirier. The Motion passed unanimously.

Patricia A. Pacella

Recording Secretary