

ZONING BOARD OF APPEALS

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TOWN OF AVON

2021 SEP -8 A 8: 04

July 20, 2021

TOWN CLERK

Mr. Kevin Foster, member announced that pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, Subchapter 20 and the Governor's March 23, 2020 Order imposing limitations on the number of people that may gather in one place, this hearing of the Zoning Board of Appeals will be conducted via remote participation. No in-person attendance of members of the public was permitted, but every effort was made to ensure that the public can adequately access the proceedings as provided for in the Order. Kevin Foster reminded the viewing audience that persons who would like to view this meeting while in progress may do so by joining the Zoom link for the videoconference in session.

Mr. Kevin Foster, member called the meeting to order at 7:18 p.m. Each Board member acknowledged their presence at the meeting by responding in the affirmative during the roll call.

The following were present:

Appeals Board Members: Kevin Foster, Edward Mekjian, Bob Ogilvie, Carl Walker, Gerald Picardi

Members not present: Peter Crone and Charles Comeau

Visitors: Petitioner, Oluwaseun Osifade of 85 Oak Street, Mae Teixeira of 88 Oak Street, Christopher Alger of 64 Oak Street, Suzette of Oak Street

Case # 21-3 85 Oak Street

Zoning Board of Appeals member, Kevin Foster opened the Public Hearing at 7:18 p.m. and read the Public Hearing Notice for 85 Oak Street.

Discussion:

The Chair recognized the Petitioner, Oluwaseun Osifade of 85 Oak Street, requests relief in the form of a Special Permit under Section 255-7.5 J for Temporary Additional Living Quarters and a Variance of Section 255 7.5 J allowing the existing 1390 sq. ft. of space constructed by previous owners to be used as living space as it exceeds the limit of 770 sq. ft. at the property located and known as 85 Oak Street, Avon, Massachusetts.

The Board of Appeals reviewed the plans and requested clarification as to whether the former owner pulled a permit for the addition. In speaking to the building inspector, a permit was never issued for the addition of an in-law apartment. The current owner of the

property will have to pursue this with the building inspector for further discussion. The Zoning Board of Appeals members discussed that the proposed living space of 1390 sq. ft. exceeds the limit of the 770 sq. ft. by almost double. The Zoning Board of Appeals opened the floor to the members of the public. Mae Teixeira of 88 Oak Street discussed that she believed there was never a permit permitted for the addition to 85 Oak Street. She has lived there many years and has seen many owners come and go.

Motions:

Ed Mekjian made a motion to deny the request for a Special Permit under Section 255-7.5 J for Temporary Additional Living Quarters and deny the request for a Variance of Section 255-7.5 J allowing the existing 1390 sq. ft. of space constructed by previous owners to be used as living space as it exceeds the limit of 770 sq. ft. by almost double the square footage, seconded by Gerri Picardi. No discussion on the motion. A roll call vote was taken, Bob Ogilvie voted aye, Ed Mekjian voted aye, Gerri Picardi voted aye, Carl Walker voted aye, and Kevin Foster voted aye. Voted Unanimous.

Warrants:

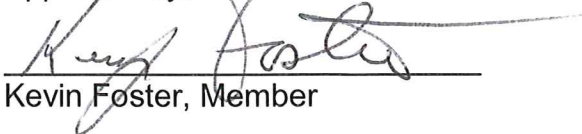
A motion was made by Gerri Picardi to pay the warrant for \$1,055.44 for the invoice for Gatehouse Media for advertising, seconded by Kevin Foster. \$541.08 for 28 Nichols Ave. project and \$514.36 for 20 Ledin Ave. project. No discussion on the motion. A roll call vote was taken. Bob Ogilvie voted aye, Edward Mekjian voted aye, Gerri Picardi voted aye, Carl Walker voted aye, and Kevin Foster voted aye. The motion carries.

Discussion:

The Zoning Board of Appeals members discussed realigning the board at the next meeting as well as increasing the application fee to cover the cost of advertising. Currently the application fee does not cover the cost. A letter will be written to the Board of Selectman for review regarding the increase in the Zoning Board of Appeals application fee increase.

A motion was made by Edward Mekjian to adjourn the meeting at 8:19 p.m., seconded by Carl Walker. No discussion on the motion. A roll call vote was taken. Ed Mekjian voted aye, Bob Ogilvie voted aye, Carl Walker voted aye, Gerald Picardi voted aye, and Kevin Foster voted aye. The motion carries.

Approved by:



Kevin Foster, Member

List of Documents

1. July 20, 2021 Meeting Agenda
2. 85 Oak Street Application for Special Permit and Variance
3. 85 Oak Street Site Plan & Public Hearing notice
4. Warrant for Gatehouse Media