

ZONING BOARD OF APPEALS
TOWN OFFICES/BUCKLEY CENTER
AVON, MASSACHUSETTS 02322-1496
TEL. (508) 588-0414 - FAX (508) 559-0209

January 9, 2024

Mr. Kevin Foster, Chairman announced that the Zoning Board of Appeals will be conducted via hybrid participation. Mr. Kevin Foster, Chair called the meeting to order at 7:10 p.m. Board members 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, Jeffrey Tibnam (in-person), Chuck Comeau (via Zoom)

Members not present: Gerri Picardi, Peter Crone

Visitors: Frederick Casavant, Wivon Domoulin, Maryse Doxy, Richard Jordan, Town Planner; Lynne McKenney, Recording Secretary

Abutters: Ellen & Daniel Norian, James Norian, Kevin Mooney, Nancy Kuoni

Minutes:

A motion was made by Edward Mekjian to approve the meeting minutes of November 14, 2023, seconded by Jeffrey Tibnam. No discussion on the motion. A roll call vote was taken. Vote unanimous. The motion carries.

A motion was made by Edward Mekjian to approve the meeting minutes of December 5, 2023, seconded by Jeffrey Tibnam. No discussion on the motion. A roll call vote was taken. Vote unanimous. The motion carries.

Warrants:

A motion was made by Edward Mekjian to approve the warrant for \$ 3,147.50 to pay GCG Associates, Inc. for professional services for the JoAnna Estates project, seconded by Jeffrey Tibnam. No discussion on the motion. A roll call vote was taken. Vote unanimous. The motion carries.

A motion was made by Edward Mekjian to approve the warrant for \$ 1,062.50 to pay JDE, Inc. for project manager services for 188 Central Street, 2023, seconded by Jeffrey Tibnam. No discussion on the motion. A roll call vote was taken. Vote unanimous. The motion carries.

A motion was made by Edward Mekjian to approve the warrant for \$ 520.56 to pay Gatehouse Media for advertising services for the 18 McCoy Street project, seconded by Jeffrey Tibnam. No discussion on the motion. A roll call vote was taken. Vote unanimous. The motion carries.

Continued Public Hearing - Case # 23-7, 68 East Main Street

Kevin Foster, Chair opened the Public Hearing at 7:14 p.m. The following Public Hearing notice was read into the meeting minutes:

Notice is hereby given that a Public Hearing will be held in the Town Offices, Town of Avon, Massachusetts on Tuesday, December 5, 2023 at 7:45 pm to hear the following petition(s) requesting a Variance from the Avon Zoning By-Laws. The hearing will be held at the Avon Town Hall, 65 East Main Street Avon, MA. Please visit <https://www.avon-ma.gov/node/63/agenda/2023> for updates on hybrid participation.

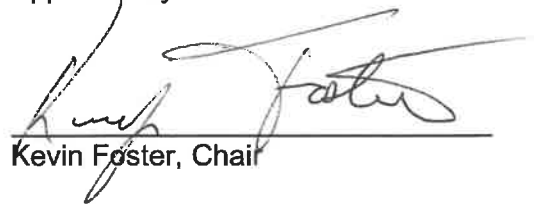
Case # 23-7 Petitioner, Frederick Casavant, Esq. Adley Electric, LLC of 2 Batterymarch Park Suite 202 Quincy, MA 02169, request relief in the form of a Variance under Section 255-6.4, seeking a variance of the 100-foot minimum lot frontage requirement in the mixed-use district at the property located and known as 68 East Main St. Avon, Massachusetts.

Kevin Foster, Chair read in the email received by Frederick Casavant, Esq. Mirrione, Shaughnessy & UTTI, LLC, on behalf of the applicant dated 1/9/24 requesting a 30-day continuance. Frederick Casavant explained that he was contacted by Brian Winner, Town of Avon Counsel regarding interest in the Town buying the property located at 68 East Main Street.

Chuck Comeau made a motion to continue the Public Hearing on 68 East Main Street per request of the applicant to February 6, 2024, at 7:45 p.m., seconded by Edward Mekjian. No Discussion on the motion. All in favor. The motion carries.

Edward Mekjian made a motion to adjourn the Zoning Board of Appeals meeting at 7:32 p.m., seconded by Chuck Comeau

Approved by:



Kevin Foster, Chair

List of Documents

January 9, 2024, meeting agenda
68 East Main Street extension letter
November 14, 2023 & December 5, 2023 meeting minutes
Warrants