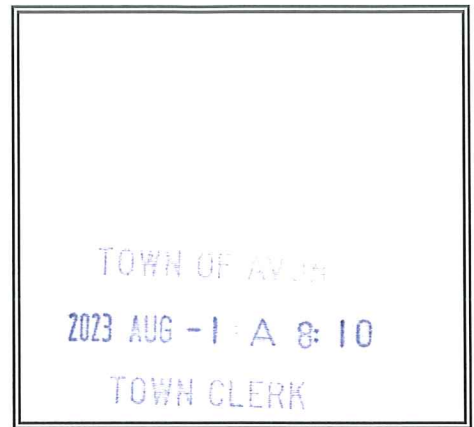
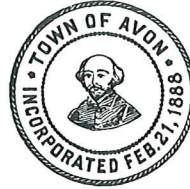


To: Patricia Bessette, Town Clerk

From: Lynne McKenney

Date: 7/27/2023



**POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A S18-25**

ZONING BOARD OF APPEALS	
Tuesday, August 08, 2023	7:00 PM
<b>Mary McDermott Meeting Room</b>	SUBJECTS TO BE DISCUSSED BELOW

**A reminder that persons who would like to view this meeting while in progress may do so through the website application Zoom. The information is listed below:**

<p>ZBA</p> <p>Time: Aug 8, 2023 07:00 PM Eastern Time (US and Canada)</p> <p>Join Zoom Meeting <a href="https://us02web.zoom.us/j/88316519011?pwd=RkpGS3phZERVVUJsVTB5VIR6NINwQT09">https://us02web.zoom.us/j/88316519011?pwd=RkpGS3phZERVVUJsVTB5VIR6NINwQT09</a></p> <p>Meeting ID: 883 1651 9011 Passcode: 803487</p> <p>One tap mobile +16469313860,,88316519011#,,,,*803487# US +13017158592,,88316519011#,,,,*803487# US (Washington DC)</p> <p>Dial by your location</p> <ul style="list-style-type: none"><li>• +1 646 931 3860 US</li><li>• +1 301 715 8592 US (Washington DC)</li><li>• +1 305 224 1968 US</li><li>• +1 309 205 3325 US</li><li>• +1 312 626 6799 US (Chicago)</li><li>• +1 646 558 8656 US (New York)</li><li>• +1 507 473 4847 US</li><li>• +1 564 217 2000 US</li><li>• +1 669 444 9171 US</li><li>• +1 669 900 9128 US (San Jose)</li><li>• +1 689 278 1000 US</li></ul>
--

- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US

Meeting ID: 883 1651 9011

Passcode: 803487

Find your local number: <https://us02web.zoom.us/j/88316519011>

<p><b>Approve</b> <b>Minutes of</b> <b>previous</b> <b>meeting(s):</b></p>	<p>July 31, 2023</p>
<p><b>Old Business:</b></p>	
<p><b>New Business:</b></p>	<p>7:15 p.m. Case # 23-3 Petitioner, Nathan A. Collins PE, NextGrid Inc. of 23 Deer Hollow Road, Forestdale, MA 02644, requests relief in the form of a Variance under Section 255-6.4. The applicant is requesting a variance on the side yard setback of 25' to 3.4' in the Industrial District, to install equipment associated with the construction of a rooftop solar array, including a Battery Energy Storage System (BESS) at the property located and known as 225 Bodwell Street Avon, Massachusetts.</p> <p><b>7:45 p.m. - Case # 23-4</b> Petitioner, Town of Avon of 65 East Main St, Avon, MA 02322, request relief in the form of a Variance under Section 255-10.2 A – to allow an electric lighted sign in a residential zone and a Variance under Section 255-10.2 B – to allow a sign greater than 10 square feet in a residential zone. A Variance under Section 255-10.2 F – to allow a changeable message board in a residential zone and a Variance under Section 255-10.3 E – to allow a sign higher than 3 feet above grade and less than 10 feet above grade. A Variance under Section 255-10.3 G (3) – to permit an illuminated sign between the hours of 11pm &amp; 7am and a Variance under Section 255-10.3 G (4) – to allow a 24-hour illuminated sign which may infringe on a residential property. A Variance under Section 255-10.3 G (5) – to allow the sign message to change at a greater frequency than once in sixty (60) minutes, all at the property.</p> <p><b>8:15 p.m. –Continued Public Hearing - Case # 22-3</b> Petitioner, A&amp;B Campbell Realty, LLC of 188 Central Street., requesting approval of a Comprehensive Permit under M.G. L. 40B, at 188 Central Street, and known as Assessors Map B3, Block 1, Plot 15, Avon, Massachusetts. The applicant is proposing an additional 36 units in which 9 will be designated as affordable to low-median income applicants. Proposing 4 buildings, 2 buildings will have 8 units each</p>

	<p>and 2 buildings will have 10 units each. There will also be the addition of four garage buildings.</p> <p>Plans may be viewed by appointment prior to the hearing at Town Offices or found on the Town Website. <a href="https://www.avon-ma.gov">https://www.avon-ma.gov</a>.</p> <p>Open Discussion</p>
<p><b>Other:</b></p>	<p>Review correspondence and mail. Sign warrants, if any.</p> <p>Update from Building Inspector.</p> <p>Other topics not reasonably anticipated.</p>

Meeting Posted by: *Lynne McKenney*, Recording Secretary