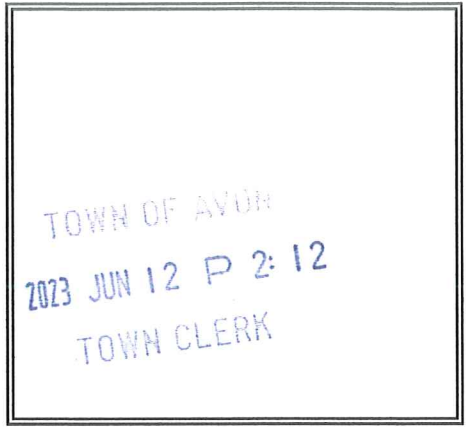


To: Patricia Bessette, Town Clerk
From: Lynne McKenney
Date: 6/12/2023



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

ZONING BOARD OF APPEALS	
Tuesday, June 27, 2023	6:30 PM
Mary McDermott Meeting Room	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:

<https://us02web.zoom.us/j/84006338433?pwd=amU1TVJlVU3QxSStFbkVtVnhjcmpXQT09>

Meeting ID: 840 0633 8433
 Passcode: 677406
 One tap mobile
 +13126266799,,84006338433#,,,,*677406# US (Chicago)
 +16465588656,,84006338433#,,,,*677406# US (New York)

Dial by your location

- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)
- +1 646 931 3860 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 9128 US (San Jose)
- +1 689 278 1000 US
- +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: 840 0633 8433
 Passcode: 677406
 Find your local number: <https://us02web.zoom.us/j/kdnmCFFwSO>

<p>Approve Minutes of previous meeting(s):</p>	<p>June 6, 2023</p>
<p>Old Business:</p>	<p>7:15 p.m. –Continued Public Hearing - Case # 22-3 Petitioner, A&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 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. https://www.avon-ma.gov.</p>
<p>New Business:</p>	<p>6: 45 p.m. - Case # 23-1 Petitioner, Ahmet Kincak of Epro, LLC at 108 Bodwell St. Avon, MA requesting relief in the form of a Variance under Section 255- 8.6 to allow a reduction in the required parking count from the required 83 to 26. The owner requests to expand the building, if this expansion if approved it will not create the demand for the required parking at the industrial property located and known as 108 Bodwell St. Avon, Massachusetts.</p> <p>7:00 p.m. - Case # 23-2 Petitioner, Paul Mamane, ONEG II LLC, 71 Mason Terrace Brookline, MA at 225 Bodwell St. Avon, MA requesting relief in the form of a Variance under Section 255- 8.6 to allow a reduction in the required parking count to approximately 75% of the required. The petitioner is proposing to construct a 4,760 s.f. addition to the existing building. The use (existing combined with proposed) requires 101 parking spaces and the petitioner is proposing to restripe existing paved areas for 76 spaces at the industrial property located and known as 225 Bodwell St. Avon, Massachusetts</p>
<p>Other:</p>	<p>Review correspondence and mail. Sign warrants, if any.</p> <p>Update from Building Inspector.</p> <p>Other topics not reasonably anticipated.</p> <p>Open Discussion</p>

Meeting Posted by: *Lynne McKenney*, Recording Secretary