

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

TOWN OF AVON  
2023 MAR -1 A 10:11  
TOWN CLERK

**February 7, 2023**

Mr. Kevin Foster, Chairman 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, Chair called the meeting to order at 7:20 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, Peter Crone, Chuck Comeau

Members not present: Carl Walker, Gerri Picardi, Peter Marinelli

Visitors: Robert Borden, Building Inspector; Lynne McKenney, Recording Secretary

Abutters: Danny Nguyen, Linda Carrel, Owen Carrel, Pam Pacheco, Russell Swanson, Janice Beers, Pat Mattheas, Judith Leggitt, Greg Karasinki and Shannon Coffey where unable to attend due to technical difficulties with Zoom. CHECK ON ATTENDEES.

**Minutes:**

A motion was made by Edward Mekjian to approve the meeting minutes of January 17, 2023, seconded by Peter Crone. No discussion on the motion. A roll call vote was taken. Vote unanimous. The motion carries.

**Continued Public Hearing:  
Case # 22-7, 253 Page Street**

The Public Hearing for Case # 22-7, 253 Page Street, Windsor Heights, LLC opened at 7:30 p.m.

Kevin Foster, Chair read into the Public Hearing minutes a letter from Delphic Associates, LLC, who is representing the applicant dated February 1, 2023, regarding Windsor Heights, LLC., 253 Page Street project. The applicant is requesting a continuance from the February 7, 2023, meeting until the first available meeting, March 7, 2023, which includes the 180-day extension also.

Kevin Foster, Chair read into the Public Hearing minutes a letter from Delphic Associates, LLC, who is representing the applicant dated February 2, 2023, regarding Windsor Heights, LLC., 253 Page Street project. The applicant is requesting an additional continuance to a later date in March which will include the 180-day extension time table.

**Discussion:**

- The Petitioner must forward any updated paperwork, site plans, etc. to the members of the Zoning Board of Appeals at least two weeks prior to all upcoming meetings.
- The Petitioner must forward at least two thumb drives of the site plans at least two weeks prior to all upcoming meetings.
- Chuck Comeau and Kevin Foster are opposed to the initial layout of the project.
- Further discussion with the DPW is needed regarding water information.

**Questions/Concerns from Abutters:**

- Mr. Owen Carrel discussed his concerns regarding another 40B project being approved. He inquired about what the threshold on the amount of 40B units is allowed. Mr. Comeau discussed that the Housing Production Plan is in process and he has been in touch with the Old Colony Planning Counsel. The ZBA members will look into if the Town of Avon has met the requirements for the percentage of 40B projects. He explained that it is counted by buildable acreage).
- Ms. Judith Leggitt asked for clarification on whether the Central Street project is counted towards the 40B projects. (It has not been calculated in).

**To be discussed at the next Public Hearing:**

- Second draft of site plan with updates proposed by the Board of Appeals
- Data regarding the impact the project will have to the community (applicant)

A motion was made by Chuck Comeau to continue the Public Hearing for Case # 22-7, 253 Page Street, Windsor Heights, LLC on behalf of the applicant to April 4, 2023, at 7:15 p.m. and to extend the 180-day extension, seconded by Edward Mekjian. No discussion on the motion. A roll call vote was taken. Vote unanimous. The motion carries.

Discussion:

Kevin Foster, Chair read in the cease and desist letter regarding 14 Feeley Street and the Town of Randolph notice.

The Zoning Board of Appeals discussed the email from Jacob Driscoll Engineering regarding Brave Estates paperwork.

The next Zoning Board of Appeals meeting is scheduled for February 28, 2023, at 7:00 p.m.

A motion was made by Edward Mekjian to adjourn the meeting at 7:52 p.m., seconded by Chuck Comeau.

Approved by:



Kevin Foster, Member

**List of Documents**

- February 7, 2023, meeting agenda
- January 17, 2023, meeting minutes
- Case # 22-7, 253 Page Street, Windsor Heights Public Hearing notice, application, abutters list
- Updated site plan received dated December 29, 2023
- Letters from applicant dated 2/1/23 and 2/2/23
- Town of Randolph notice
- Cease and Desist letter