

**ZONING BOARD OF APPEALS**  
TOWN OFFICES/BUCKLEY CENTER  
AVON, MASSACHUSETTS 02322-1496  
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TOWN OF AVON  
2023 MAY 18 P 6:58  
TOWN CLERK

**April 4, 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, Chuck Comeau

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

Visitors: Lynne McKenney, Recording Secretary

Abutters: Matthew Curley, Linda Carrel, Owen Carrel, Pam Pacheco, Russell Swanson, Pam Pacheco, Danny Nguyen, Shannon Coffey, Judith Leggitt, Greg Karasinki and Amber Killberg both via Zoom

**Minutes:**

A motion was made by Chuck Comeau to approve the meeting minutes of March 28, 2023, seconded by Edward Mekjian. 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 in a letter from Delphic Associates, LLC, who is representing the applicant, Windsor Heights, LLC dated March 23, 2023, regarding Windsor Heights, LLC., 253 Page Street project. The applicant is requesting a continuance from the April 4, 2023, meeting until the first available meeting in May, 2023, to include a 180-day extension.

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. The ZBA discussed the Housing Production Plan and Safe Harbors with Mr. Carrell. Mr. Carrell feels that the town has met the percentage of 40B projects that are required. The ZBA members will look into if the Town of Avon has met the requirements for the percentage of 40B projects. It was explained that it is counted by buildable acreage. There was discussion on what the difference is between a regular 40B and a friendly 40B.
- Ms. Judith Leggitt and Matt Curley discussed their concerns regarding the 40B project and asked if any further plans have been received.

A motion was made by Chuck Comeau to accept the letter as written to continue the Public Hearing for Case # 22-7, 253 Page Street, Windsor Heights, LLC on behalf of the applicant to June 6, 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.

The 180-day extension date from the next Public Hearing scheduled for June 6, 2023 is December 3, 2023

Warrant:

A motion was made by Chuck Comeau to pay the warrant from GCG Associates, Inc. in the amount of \$997.50 for Project # 19-3, Joanna Estates, seconded by Edward Mekjian. No discussion on the motion. A roll call vote was taken. Vote unanimous. The motion carries.

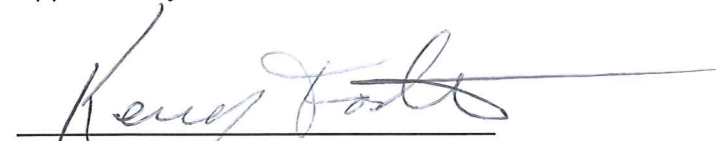
Discussion:

Kevin Foster, Chair read in the memo regarding 139 South Street from the Building Inspector.

The next Zoning Board of Appeals meeting is scheduled for May 16, 2023, at 7:00 p.m.

A motion was made by Chuck Comeau to adjourn the meeting at 8:10 p.m., seconded by Edward Mekjian.

Approved by:



Kevin Foster, Member

**List of Documents**

- April 4, 2023, meeting agenda
- March 28, 2023, meeting minutes
- Letter from applicant dated
- Memo from the Building Inspector