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TOWN OF NORTHBOROUGH Zoning Board of Appeals

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5040 x7 • 508-393-6996 Fax

Northborough Zoning Board of Appeals

Zoom Meeting Minutes

January 23, 2024

Approved February 27, 2024

In accordance with the provisions of MGL Chapter 40A, Section 9, the Northborough Zoning Board of Appeals held a public meeting on Tuesday, January 23, 2024 at 7:00pm. Pursuant to Chapter 2 of the Acts of 2023, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on March 29, 2023, this meeting was conducted via remote participation. No in-person attendance by members of the public was permitted. To participate in the public comment portion of this meeting from a PC, Mac, iPad, iPhone or Android device, attendees were encouraged to click this URL to join: <https://town-northborough-ma-us.zoom.us/j/84075375325> Or join by phone: +1 646 876 9923 Webinar ID: 840 7537 5325 Passcode: 311390

Members (Remotely): Paul Tagliaferri, Chair; Fran Bakstran, Suzy Cieslica, Mark Rutan, Brad Blanchette; Jeff Gribouski, Alternate.

Members Absent: none

Staff (Remotely): Laurie Connors, Planning Director; Robert Frederico, Building Inspector and Zoning Enforcement Officer.

The meeting was called to order at 7:00pm.

To consider the petition for an Appeal of the Inspector of Buildings/Zoning Enforcement Officer's determination regarding the use of the property located at 339-345 West Main Street, Map 81, Parcels 16 & 17, in the Business West Zoning District and Groundwater Protection Overlay District Area 3, submitted by Tradebe Treatment and Recycling of Northborough, LLC.

Mr. Rutan made a motion to allow the request for a continuance to February 27, 2024 at 7pm. Ms. Bakstran seconded the motion. Roll call vote followed, all were in favor.

Continuation of the consideration of the petition for a Variance, submitted by Om Shri Jagadamba LLC, for relief from the requirement to submit a Disposal Works Construction Permit issued by the Board of Health with a building permit application to allow reconstruction of the structure on the property located at 27 Belmont Street, Map 109, Parcel 20, in the Highway Business Zoning District and Groundwater Protection Overlay District Area 2.

Ms. Connors explained that the Applicant requested to withdraw his application without prejudice as a Motel Six septic design was approved by the Board of Health. With this approval, they have completed the requirement for a construction permit application and there is no need for a variance. Mr. Rutan made a motion to accept the withdrawal without prejudice. Ms. Bakstran seconded the motion. Roll call vote followed, all were in favor.

OLD/NEW BUSINESS

Consideration of Minutes from October 24, 2023—Ms. Bakstran made a motion to approve the minutes from October 24, 2023 as submitted. Mr. Blanchette seconded the motion. Roll call vote followed, all were in favor.

Consideration of Minutes from November 2, 2023— Ms. Bakstran made a motion to approve the minutes from October 24, 2023 as submitted. Mr. Blanchette seconded the motion. Roll call vote followed, all were in favor.

Next Meeting—The ZBA will attend the Planning Board's February 6 meeting to discuss the proposed changes to zoning-related bylaws, which will be presented by the Planning Board at April's Town Meeting. Ms. Connors was in the process of incorporating the changes that came out of the Planning Board's last meeting on January 16 and will email those to the Planning Board and ZBA in advance of February 6th meeting. She spoke about several of the proposed bylaws. She encouraged members of this board, the Planning Board and the citizens of Northborough to adopt the MBTA regulations so that the Town will have greater access to state grant money, otherwise, if they do not comply by December 31, 2024, they will be shut out of a vast majority of state grants and the town will be at risk for litigation.

There were no further comments or questions.

Ms. Bakstran made a motion to adjourn. Mr. Rutan seconded the motion. Roll call vote followed, all were in favor.

The meeting adjourned at 8:06pm.

A recording of this meeting is available at:

<https://www.youtube.com/watch?v=Q9nxPBs7Ifc&list=PL2mWMhvXDP2ilbvrFI0jyRpE9V0iq7M4k&index=1>.

Respectfully Submitted by
Michelle Cilley, ZBA Board Secretary