

Zoning Board Meeting Minutes
May 10, 2022
7:30 PM

Members: Tim McGinn, Chris O'Donnell, Robert Latini, Richard Freel, Alan Roseberry, Walter Ryan

Absent: Jeff Maxwell

Meeting opened at 7:30 PM

Agenda

6:00 Variance – Eric Weaver: 1042 Main Street
(Legal notice read by Chris O'Donnell)

Pursuant to Massachusetts General Laws, Chapter 40A, Section 11, notice is hereby given that the Zoning Board of Appeals will hold a Public Hearing Tuesday, May 10, 2022 at 7:30 p.m. at the Clinton Town Hall, 242 Church Street, Clinton, Massachusetts regarding an application from Eric Weaver, 50 Charlotte Street, Lancaster, MA 01523 seeking a Variance for property located at 1042 Main Street, Clinton, MA under section 4130 of the Clinton Zoning By-laws for relief from minimum lot area and further identified on assessors Map 52, Parcel 624. Applicant is seeking front yard relief from 25' to 16' setback in order to allow a 14' wide front access deck, additionally seeking on both side yards relief from 15' to 10' for a Property Storage Building. The existing lot is only 75' wide.

Dave Sadowski and Eric Weaver spoke on behalf of the proposed project. The building was recently changed to commercial lot from residential back in March. Dave Sadowski brought forth the plan to the board members and explained their proposal if the variance is granted. There is a proposed plan with a three bay garage needed to store equipment and possibly be rented out to other businesses and a small deck on the front of the house for customers and employees in case Covid protocols need to be followed again. The stairs located in the front of the building will also be repaired.

The dumpster is also shown clearly on the proposed plan.

Tim McGinn noted that they need to look at the relief in regards to the soil and topography being so close to the hill and railroad tracks.

Dave Sadowski said the shape of the lot is so unique because it's so narrow. He expressed the lot size is nonconforming or sufficient for a commercial property.

Walter Ryan asked about the proposed deck for the front of the house and how much further it was going to come out from the house.

Dave Sadowski stated the deck would be 8 feet, 16 feet from sidewalk with a partial metal roof.

Chris O'Donnell said he is willing to work with them but they need to follow the state laws around granting variances. They need to find a hardship and reason to grant variance.

Dave Sadowski said one hardship they are facing is financial. They need all three garage bays for rental income to make money back on the site cleanup and fixing up the property.

Chris O'Donnell stated that the hardship cannot be a financial reason.

Eric Weaver stated they are forming relationships with Dunkin Donuts and McDonalds. They will be replacing any trees that need to be replanted after the work is done.

Eric also mentioned they were seeking side variance for emergency vehicles for easy access around the building. It's a tight area and all the extra space they can get is needed.

Dave Sadowski said they are also accounting for parking spaces.

Dave said the building will get built into the slope of the hill in order to satisfy parking requirements and support the soil. The foundation will hold the soil in place.

Dave also said the placement of the building is a hardship due to the fact that the foundation needs to be in a specific location to hold the soil from the slope in place for the railroad to be supported.

Tim McGinn said a lot of good work has been done over in that area.

Dave Sadowski mentioned he noted handicap ramp and parking on the plan according to ADA standards.

Tim McGinn asked for any questions from the board or public comment. There were no questions further questions from the board or public comment.

Robert Latini made a motion to grant the front yard relief of 16' and on both sides of the yard relief of 10' for the property on 1042 Main Street and must be stated on finalized plans, Richard Freel made a motion to second the vote, all in favor with a (6-0) vote.

8:03 Informal-250 Main Street

Isaac Low and Eric Chaves were represented by their Attorney Bill O'Neil. He explained their plans for the property at 250 Main Street, the old Coachlace Nursing Home. The current structure is filled with asbestos, with a proposed cost of \$350,000-\$500,000 to remove and demolish building. They are looking to build 12 new units. The current plan shows three 4-unit structures, snow storage, dumpster, and specific placement of each building to keep the views of the water unrestricted from the neighbors.

Isaac Low mentioned to the board they attended the most recent planning board meeting and was informed that the area was only zoned for 9 units but they are requesting 12 units due to financial reasons with removing the old structure.

He is seeking advice on how to make 12 units feasible.

Tim McGinn stated they must be able to meet certain criteria including a hardship.

Chris O'Donnell gave examples of other cases that are not hardships (financial reasons).

The board agrees they should look over examples of hardships and come back with a solid plan. Cleaning up the area is a good idea.

Robert Latini made a motion to accept the meeting minutes from March, Richard Freel made a motion to second, all in favor with a (6-0) vote.

Robert Latini made a motion to close the meeting, Richard Freel made a motion to second, all in favor with a (6-0) vote.

Meeting adjourned at 8:32

Meeting Minutes Taken By: Ryan Rouillard