**Berlin ZONING Board of Appeals**

**MEETING Administrative MINUTES**

**MEETING DATE/LOCATION:** Wednesday, January 14, 2015, Room 227, Town Hall Building, 23 Linden Street, Berlin, MA 01503

**MEMBERS SITTING/PRESENT: TOWN OFFICIALS (& OTHERS) PRESENT:**

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| --- | --- | --- | --- |
| R/A |  | Green Acres | Administrative |
| R | Jeanne Survell, Chair | S | S |
| R | Lynn Ryan | S | S |
| R | Steve Murphy | A | A |
| R | Dennis Bartlett | S | S |
| R | Kevin Diggins  | P | S |
| A | Patricia Jackson | S | S |
| A | Steve Morrison | A | A |

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| Mark Rhodes, Green Acres Developer |

Regular/Alternate Sitting/Present/Absent

Meeting called to order at 7:30 PM.

**Green Acres- 40B Comprehensive Permit on Dudley Road:**

Mr. Rhodes informed the Board that he personally delivered the latest plans to Sue Carter of Places, the Town’s independent engineer, as requested by her. Mr. Rhodes said he’d be dropping off drainage plans shortly. Board Member, Lynn Ryan, asked the affordable and market rate units be labeled on future plans. Mr. Rhodes agreed. He went on to state that there are eight (8) two (2) bedroom units of which two (2) of them will be affordable and there are twenty-four (24) three (3) bedroom units of which six (6) will be affordable.

Mr. Rhodes requested the time for the Board to reach a decision be extended to April 8, 2015. Chair Survell moved to grant the extension at the petitioner’s request to April 8, 2015. Board Member, Dennis Bartlett seconded the motion and the motion passed with a vote of 5-0.

Chair Survell moved to continue the hearing to Wednesday, February 11, 2015 at 7:30PM. Board Member, Kevin Diggins seconded the motion and the motion passed with a vote of 5-0.

**Administrative Issues– Letter from Building Inspector**

Chairman Survell read into the record a letter, dated January 5, 2015 from the Building Inspector, Larry Brandt, denying the petitioner, Brian and Kerri Lewis at 11 Whitney Road, their request to erect a 28’ X 36’ barn to operate a Landscape business. Due to a lack of proof that an approved site plan is on file with the Town or Worcester Registry of Deeds a cease and desist order was issued by the Building Inspector. Mr. Brandt stated they may appeal this decision with the Zoning Board of Appeals.

Ms. Ryan moved to adjourn the meeting. Mr. Bartlett seconded the motion and the motion passed with a vote of 5-0. The meeting adjourned at 9:05 PM.

***Respectfully submitted by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_***

***Jeanne Survell, Berlin Zoning Board of Appeals***