

BERLIN ZONING BOARD OF APPEALS

MEETING ADMINISTRATIVE MINUTES

MEETING DATE/LOCATION: Wednesday, July 17, 2019, Room 227, Town Hall Building, 23 Linden Street, Berlin, MA 01503

TOWN OFFICIALS (& OTHERS) PRESENT:

David Lichwell, Fire Marshall

MEMBERS SITTING/PRESENT:

R/A				
R	Lynn Ryan, Chair		A	
R	Dennis Bartlett		P	
R	Pat Jackson		P	
R	Jim Royer		P	
R	Ginny Zukatynski		P	
A	Sue Roberts		A	
A	Keith Soucy		A	

Regular/Alternate

Sitting/Present/Absent

The meeting was called to order at 7:08pm by Vice Chair, James Royer, with four Board members in attendance.

Motion made by Board Member Jackson to approve the minutes of June 12, 2019 as written. The motion was seconded by Board Member Zukatynski, and the motion passed 3-0 with no vote from Board Member Bartlett who was absent from the meeting.

Brief discussion regarding the issue of abutters of The Capes of Berlin out-of-pocket expenses for well testing. It is the consensus of the Board this is under the purview of the Board of Health and do not wish to interfere with the BOH process but will lend its support/assistance if needed.

Vice Chair Royer read a letter from the Building Inspector dated July 16, 2019 to Jeffery Maki regarding the basement apartment at 51 Village Court. The letter indicates the steps required in order to be in compliance with the approved building permit issued on September 15, 2009 and occupancy issued April 18, 2012. The building permit was issued for "occupancy of basement allowed only as an extension of 51 Village Ct. – no separate bedroom or apartment. No bedroom allowed in basement or range / or cooking surface."

Brief discussion of the proposed rail trail in relation to the proposed five houses going in on West Street ensued. The Board was in agreement this does not pertain to the Board of Appeals.

The next meeting of the Board will be Wednesday, August 14, 2019, beginning at 7:00pm. There is one public hearing scheduled for a variance from side yard requirements for construction of a stand-alone, two-car garage at 90 Ball Hill Road. Board member Royer is unable to attend the August 14 meeting.

Motion was made by Board Member Bartlett to adjourn the meeting. The motion was seconded by Board Member Zukatynski, and the motion passed 4-0. The meeting was adjourned at 7:22pm.

Respectfully submitted by: _____

Liane Leahy, Clerk for Berlin Zoning Board of Appeals