

# **ZBA meeting April 21, 2021**

## **Meeting date:**

Wednesday, April 21, 2021

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Zoning Board of Appeals Meeting

Present: Chairperson Meg Nelson, Board Members Mike Davis and Keith Carter, Town Administrator Brendhan Zubricki

The meeting was held virtually. The Chair opened the public hearing on a petition filed by Tower North Development, LLC for the construction of a 150' Free Standing Monopole Tower and fencing at 65 and 73 Eastern Avenue, Assessor's Map 121, lots 23 and 22. Variances from the following sections of the Town of Essex Zoning By-law have been requested: Section 6-3.4.5.c, Section 6-3.4.5.e, Section 6-3.4.5.g and Section 6-3.4.5.h. The applicant, Tower North Development LLC, had their attorney Daniel Klasnick present a power point presentation.

The Board members acknowledged that, by letter dated April 12, 2021, the Applicant has requested that the Board further continue the public hearing to June 16, 2021 and has agreed to extend the 100 days to act pursuant to G.L. Chapter 40A, section 15 to June 30, 2021.

A motion was made by Keith Carter to continue the hearing until June 16, 2021 at 7 pm via a virtual platform, per request of the applicant.

Mike Davis seconded with all in favor.

Keith Carter made a motion pursuant to G.L. Chapter 44, Section 53 G, to solicit a proposal from David Maxson of Isotrope to conduct a peer review of the proposed project which will begin as soon as the Applicant deposits the proposed amount with the Town.

Mike Davis seconded with all in favor.

Site visit dates were requested by the Board members. It was agreed to try for the 2nd week of May.

Mike Davis made a motion to accept the minutes of the February 8, 2021 meeting. Keith Carter seconded with all in favor by roll call vote.

A motion was made by Keith Carter that the Rules and Regulations conform with the Town of Essex by-laws, especially in regards to 2.2 Public Notice.

Mike Davis seconded with all in favor.

Keith Carter made a motion that a change be made to the Rules and Regulations to say Abutter notices MAY be, not SHALL be, sent by certified mail.

Mike Davis seconded with all in favor by a roll call vote.

Mike Davis made a motion at 8 pm to adjourn the meeting. Keith Carter seconded with all in favor.

Respectfully Submitted, Natalie Luca Fiore