

Present: Chairman Dellicker, Chris Flanagan, John Love and Michelle Zeamer

General Business:

Notice of Project Change (NPC) – Cutler Heights Ch. 40B

Jon Juhl was present on behalf of the Applicant and Cutler Heights Limited Partnership to explain the NPC. Mr. Juhl stated that he is requesting a larger temporary sign than permitted to accommodate all of the lender information required for the construction sign including the naming of each of the nine project lenders and a statement pertaining to the use of federal stimulus funds. Mr. Juhl stated that the temporary construction sign will be 32 square feet (4' x 8').

The Board unanimously voted that the requested change regarding temporary signage is not significant and does not require a public hearing on a motion made by Mr. Love and seconded by Mrs. Zeamer.

The Board unanimously voted to relieve the Cutler Heights project from the sign by-law to allow for a 4x8 foot sign for no longer than fourteen months on a motion made by Mr. Love and seconded by Mrs. Zeamer.

Continued Dimensional Variance Public Hearings – 7 and 49 Norfolk Lane

The public hearings were re-opened at 7:16 p.m.

Chairman Dellicker prepared an opening statement and entered into the record (dated February 24, 2010). Chairman Dellicker asked the other members for their feedback regarding his suggestions.

Chairman Dellicker offered the applicants the opportunity to have the petitions be discharged without prejudice or continue the hearings to a later date to give them time to plan and implement an effective association. The applicants declined these options and asked that they continue with the hearing process.

After some discussion, all the Board members expressed their difficulty with finding a hardship within the guidelines of the Holliston Zoning By-laws and the General Law. Mr. Thomas stated that 90% of variances do not meet the hardship requirement. Board members informed Mr. Thomas that all variances they have previously issued have always been approved because of a proven hardship.

Mrs. Zeamer commented that the hardship should pertain to the lots and not to the road as the applicants have presented.

After some discussion, Mrs. Zeamer motioned to close the hearings. The motion was seconded by Mr. Love and the hearings were closed at 7:50 p.m.

Deliberations:

Zoning Board of Appeals
Meeting Minutes of February 25, 2010

Mr. Flanagan made a motion to deny the petitions which was seconded by Mrs. Zeamer. Mr. Flanagan voted in favor of denying the petitions. Chairman Dellicker and Mr. Love voted against denying the petitions. Based on the failed motion, deliberations were continued to March 3, 2010 at 7:15 p.m.

On a motion made and duly seconded the meeting adjourned at 9:30 p.m. The next scheduled meeting is March 3, 2010.

Respectfully submitted,

Donna Donovan