

Town of Wenham  
Zoning Board of Appeals  
Meeting of June 22, 2022  
Wenham Town Hall, 138 Main Street

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Pursuant to the Open Meeting Law, MGL Chapter 30 A, §18-25, written notice posted by the Town Clerk delivered to all Board members, a meeting of the Zoning Board of Appeals (ZBA) was held on Wednesday June 22, 2022 at 7pm via Zoom.  
*On February 12, 2022 Governor Baker extended the suspension of certain provisions related to public meetings including members of a public body may continue participating in meetings remotely through July 15, 2022.*

The Wenham Zoning Board of Appeals exercises all powers granted to it by Massachusetts General Laws, Chapters 40A, 40B and 41 and the Town of Wenham Zoning Bylaw. The Board hears and decides applications for special permits, appeals or petitions for variances from regulations governing dimensions of land or structures, appeals taken by any aggrieved by reason of his inability to obtain a permit or enforcement action under the provisions of MGL 40A and applications for comprehensive permits. Members are appointed by the Board of Selectmen for a term of three-years from July 1 – June 30. The Zoning Board consists of three Board members: **Evan Campbell (2022)**; Dana Begin (2023). Anthony Feeherry (2024) and (up to) three Associate Members: **Kelly Schmidt (2022)**; Richard Modiszewski (2023); one open seat

**Call to Order** - *With a quorum present Mr. Feeherry called the meeting to order at 7:03 pm announced the meeting was being recorded and those present:* A. Feeherry, Chair; D. Begin; R. Modiszewski; K. Schmidt; *Not present:* E. Campbell  
*Also present:* Margaret Hoffman, Planning Coordinator; Catherine Tinsley, Recording Secretary

### Public Hearing

- 9 Batchelder Park - On the petition of David & Patricia Cook of 9 Batchelder Park, Wenham, for a Special Permit under Wenham Zoning Bylaws Section 255.4.4.C.1.(a) (Non-conforming Structures; Reconstruction, Extension or Structural Change) and Section 255.13.4 (Special Permits) to construct a shed on an existing foundation within side setbacks at 9 Batchelder Park (Assessor's Map 007, Lot 061 ).
  - Plot Plan dated August 31, 2010
  - Conceptual drawings of the proposed shed
  - Ms. Hoffman read the Public Hearing Notice as published in the Salem News on June 2 & 9, 2022.

Petitioners David & Patricia Cook, 9 Batchelder Park were present and spoke on their request for a special permit to construct a shed on an existing foundation on their property; the foundation is about 15 feet from the property line with one small corner of the shed within the side setback. The (16 x 24) foundation was existing when the property was purchased years ago; the shed was designed to fit on the existing foundation. There is no plumbing planned for the shed and the building will not be built to the specifications of, or used for, living space. The construction is supposed to start this summer, pending material availability. There were no comments from abutters submitted. The meeting was open and the board asked a few general questions and had no concerns.

In the absence of board member Campbell, Mr. Feeherry designated associate Kelly Schmidt as a voting member.

*Note: The Board voted unanimously by roll call to grant requested relief including the special permit for a shed on existing foundation with understanding it is to be used as a shed and not otherwise expanded into a living or habitable structure. The public hearing was closed at 7:19 pm.*

### Administrative

- Minutes - *The Board voted unanimously by roll call to approve the ZBA meeting minutes of **April 28, 2022; May 3, 2022; May 26, 2022.***
- Ms. Hoffman noted the Town now has the ability to use electronic signatures.
- Ms. Hoffman briefly explained Google Docs will be used for distributing and editing minutes.
- The Planning Board's kick-off meeting for the Master Plan is June 29. The Board was encouraged to attend.

**Adjourn** – *The Board voted unanimously by roll call to adjourn at 7:19 pm.*

*Respectfully Submitted By*  
Catherine Tinsley  
6.23.22