

Approved 4.28.22

Town of Wenham
Zoning Board of Appeals
Meeting of March 30, 2022
Wenham Town Hall, 138 Main Street

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 March 30, 2022 at 7 pm 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 7:04 pm announced the meeting was being recorded and those present: A. Feeherry, Chair; D. Begin; E. Campbell; R. Modiszewski; K. Schmidt.*
Also present: Margaret Hoffman, Planning Coordinator Catherine Tinsley, Recording Secretary

Continued Public Hearings

• **7 Longfellow Road** - for a variance per Section 255.4.4.C.2 (Variance Required) and Section 255.13.6 (Variances) of the Wenham Zoning Bylaw to construct an addition to an existing nonconforming single family residence at 7 Longfellow Road (Assessor's Map 7, Lot 025). Continued from 3/15/22.

The Board initially asked that a certified plot plan be submitted by the petitioner with the application. The petition indicated he has a surveyor line up, but the work is not done to date; he anticipated to have a plan in April 2022. The applicant requested the hearing be continued.

Vote: The Board voted unanimously by roll call to continue to the public hearing for 7 Longfellow Road to April 28, 2022 at 7 pm via Zoom.

Administrative

• Meeting Minutes: December 15, 2021; January 20, 2022; February 22, 2022

Vote: The Board voted unanimously by roll call to approve the ZBA meeting minutes of December 15, 2021; January 20, 2022; and February 22, 2022.

Other Matters

The Board asked for updates on the following:

- The Select Board approved the response letter Ms. Hoffman drafted to the state regarding the zoning changes for MBTA communities. The ZBA supported the letter and opined this was a thoughtful letter that identified a number of concerns.
- The cell tower on Iron Rail is on hold for a new Town Administrator to finalize the contract.
- The Select Board chose Steve Poulos as the new Town Administrator.
- Three proposals were received in response to the RFP for a consultant for the Master Plan.

Adjourn- *The Board voted unanimously by roll call to adjourn at 7:20 pm*

Respectfully Submitted By
Catherine Tinsley
3.30.22