

**BOARD OF APPEALS
REGULAR MEETING MINUTES
WEDNESDAY
JANUARY 27, 2016**

Members Present: Christopher Graham, Chairman
Gerald Coutinho, Vice Chairman
Donna Lambert
Gary Simmons
Larry Kidney
Roger Menard
Absent: Heather L. Salva, Clerk

Chairman Graham called the Zoning Board of Appeals meeting to order at 7:00 P.M. in the Westport Town Hall, 816 Main Road, Westport, MA with the reciting of the Pledge of Allegiance by all present.

Pledge of Allegiance

Chairman's Announcement - Under MGL Chapter 30A, section 20(e) – Meeting being recorded.

Brookmeadow Westport, LLC – RE: A continued public hearing to consider a request to modify the May 30, 2003 Comprehensive Permit issued to Brookmeadow Westport, LLC to construct 52 dwelling units on approximately 83.2 acres of land owned by Carricorp Industries, LTD, as Trustee of 190 CW Trust, that are located off of Brookwood Drive and Meadowbrook Lane, in Westport, MA and are currently shown on Assessors Plat 68, Lots 24 and 18C; Plat 69, Lots 10A, 10B, 10C, 10F, 10G, 10H, 10J, 10K, 10L, 11, and portions of Lots 5 and 10; Plat 70, Lots 53, 54, 56, and a portion of Lot 11; The modification request is set forth in a May 20, 2015 Notice of Project Change from Attorney Peter L. Freeman of Freeman Law Group LLC on behalf of Brookmeadow Westport LLC and proposes to modify the 2003 Comprehensive Permit by: (1) reducing the number of units approved under the Comprehensive Permit from 52 units to 12 units and by reducing the acreage for the project from 83.2 acres to 24 acres and to modify the permit to reflect that a portion of the original acreage has been subdivided and to seek the waivers set forth in the "Brookmeadow Westport, LLC Waiver Requests May 12, 2015" attached to the aforesaid Notice of Project Change.

Hearing the petition: Graham, Coutinho, Simmons, Kidney, Menard, Lambert
Also present: Ralph Souza, Building Commissioner
Bob Carrigg, petitioner

The continued public hearing was called to order at 7:00 PM with Chairman Graham reading aloud the Public Hearing Notice.

Chairman Graham stated a request has been received from the applicant for a continuance. Mr. Carrigg stated he would like to request a continuance to March 16, 2016. The reason for the request is due to the Fire Department requesting a design change to the cul-de-sac and in order to comply with Attorney Quirk's request for more clarification of the plans. Mr. Carrigg stated the Fire Chief had concerns over the size of the cul-de-sac and the inability to be accommodate the fire trucks and pumper. Mr. Carrigg stated there is currently an extension that was approved for the time period of this petition to April 20, 2016. Chairman Graham read into the record the letter for the 180 day extension from Attorney Freeman.

Motion made by Mr. Simmons to continue the hearing to March 16, 2016 at 7:00 PM in the Town Hall. Second by Mr. Kidney. The Board voted 6 in favor, 1-absent (Salva).

Approval of Minutes – None.

Action Items – None.

Correspondence – None.

Other business - None.

Topics not reasonably anticipated forty-eight (48) hours in advance of the meeting – None.

7:36 PM

Motion made by Mr. Coutinho to adjourn the Zoning Board of Appeals meeting. Second by Mr. Simmons. The Board voted 6 in favor, 1-absent (Salva).

Adjournment.

Respectfully submitted,

Diane Pelland, Principal Clerk to the Zoning Board of Appeals

APPROVED: _____
Heather L. Salva, Clerk