

**BOARD OF APPEALS  
REGULAR MEETING MINUTES  
WEDNESDAY  
MARCH 30, 2016**

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

Chairman Graham called the Zoning Board of Appeals meeting to order at 7:00 PM 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.

**Westport River Watershed Alliance – RE: Continued hearing on an application request seeking a Finding under Westport Zoning Bylaw Section 4.1.3 (Alteration) that by permitting the proposed addition to the structure “such alteration shall not be substantially more detrimental than the existing non-conforming use to the neighborhood”. Petitioner seeks to build an addition on the existing structure to house stairs to the second floor of the building, the restrooms and mechanical equipment. The parcel is shown on Assessor's Map 39, Lot 1A. Subject Property is located at 493 Old County Road, Westport, MA**

A letter was received from the WRWA requesting a continuance. Chairman Graham read the letter of request into the record. **Motion** made by Ms. Salva to continue the hearing to Wednesday, May 25, 2016 at 7:00 PM. Second by Mr. Coutinho. The Board voted unanimously in favor.

**Brookmeadow Westport, LLC – RE: Review of draft Decision**

Attorney Ilana Quirk was present and gave a brief summary of what has transpired to date. Attorney Quirk stated the public hearing was closed and no future input from the public or petitioner was allowed. Attorney Quirk then reviewed the draft decision for the Comprehensive Permit Modification for Meadowbrook. Attorney Quirk stated the original decision from 2003 was used and amendments were made to create the 2016 modification. **Motion** made by Mr. Menard to approve of the 2016 Meadowbrook Comprehensive Permit Modification as voted by the Board. Second by Mr. Simmons. The Board voted unanimously in favor. \*Decision will be written by Attorney Quirk for the Board.

**Workshop for ZBA Members on Zoning**

Attorney Quirk presented a workshop for the Board members on all aspects of zoning. The presentation consisted of Land Use Training, Making a Defendable Decision, Avoiding Litigation, Communicating with Town Counsel, Handling a New Lawsuit, Open Meeting Law Issues, Conflicts of Interest and Public Records; also addressed were a number of questions submitted by the Board members.

**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.

**10:40 PM**

**Motion** made by Ms. Lambert to adjourn the Zoning Board of Appeals Meeting. Second by Mr. Simmons. The Board voted unanimously in favor.

**Adjournment.**

Respectfully submitted,  
Diane Pelland  
Principal Clerk to the Zoning Board of Appeals

**APPROVED:** Heather L. Salva, Clerk