

**BOARD OF APPEALS
REGULAR MEETING MINUTES
WEDNESDAY
JUNE 29, 2016**

Members Present: Gerald Coutinho, Vice Chairman
Donna Lambert
Roger Menard
Larry Kidney

Members Absent: Gary Simmons
Christopher Graham, Chairman
Heather Salva, Clerk

Also present: Ralph Souza, Building Commissioner/Zoning Enforcement Officer

Vice Chairman Coutinho called the Zoning Board of Appeals meeting to order at 7:00 PM in the Westport Town Hall, 816 Main Road, Westport, MA.

Pledge of Allegiance

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

Westport River Watershed Alliance, Inc. & Town of Westport Landing Commission – RE:

Applicant seeking the following Findings under Zoning Bylaw Sections 4.1.2 & 4.1.3, as applicable, the proposed use as an office, meeting and resource facility for an environmental education organization, as shown on a plan approved by the Westport Planning Board on October 20, 2015 and endorsed on December 8, 2015; that an addition of 245SF to the exterior of the building to facilitate interior ADA accessibility and a composting toilet system; and, as alterations, an attached rear exit access of 210SF with three stair steps totaling 82.7SF with an ADA handicap access ramp of 103.8SF on the south side of the building to reach the two handicap parking spaces; and, as an alteration, a front exit access landing of 69SF with two stair steps of 11.5SF, singly and together are not substantially more detrimental than the existing non-conforming use to the neighborhood; and, if applicable, under Section 4.0.4, that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the Town; and, if applicable, under Article 6-Flood Plain District, the proposed use, the addition and the alterations comply with the regulations contained in Section 6.5 therein. The property is located at 493 Old County Road, Westport, MA and shown on Assessor's Map 39, Lot 1A.

And

Westport River Watershed Alliance – RE: Continued hearing on an application request for a Special Permit pursuant to Article 8.3.3 of the Westport Zoning Bylaws to allow applicant to use property for offices and educational purposes. The parcel is shown on Assessor's Map 39, Lot 1A. The subject property is located at 493 Old County Road, Westport, MA.

Acting Chairman Coutinho called the hearing and continued hearing to order at 7:01 PM. Present for the WRWA – Thomas Schmitt. Mr. Schmitt requested a continuance. Carl Tripp, Landing Commission concurred with the request for a continuance and ask if the matter could be continued to July 20, 2016 at 7PM. **Motion** made by Mr. Menard to grant the request for continuance to July 20, 2016 at 7PM. Second by Ms. Lambert. The vote was unanimous.

It was requested of the applicant to submit in writing their request for a continuance. Mr. Schmitt complied. **Motion** made by Mr. Menard to accept the request. Second by Ms. Lambert. The vote was unanimous.

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.

7:10 PM

Motion made by Mr. Menard to adjourn the Zoning Board of Appeals Meeting. Second by Mr. Kidney.
The vote was unanimous.

Adjournment.

Respectfully submitted,

Donna Lambert

APPROVED: _____
Christopher Graham, Chairman