

**BOARD OF APPEALS  
REGULAR MEETING MINUTES  
WEDNESDAY  
JULY 26, 2017**

**Members Present:** Christopher Graham, Chairman  
Gerald Coutinho, Vice Chairman  
Gary Simmons  
Donna Lambert  
Peter Borden  
Roger Menard  
**Also present:** Ralph Souza, Building Commissioner

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.

**Pledge of Allegiance**

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

**Angela E. Nanni – RE: An application request for a Finding that the demolition of an existing single family residence and construction of a new single family residence on an undersized, non-conforming, pre-existing lot shall not be substantially more detrimental than the existing non-conforming use to the neighborhood. The property is located at 246 Howland Road and shown on Assessor's Map 88, Lot 150.**

Members Present: Christopher Graham, Gerald Coutinho, Donna Lambert, Gary Simmons, Roger Menard and Peter Borden

Also Present: None.

Abutters Present: None.

Chairman Graham called the hearing to order at 7:01PM. Mr. Graham stated the Board has received a request for a two-month continuance from the applicant and the applicant has agreed to an extension of the deadline.

**Motion** made by Mr. Simmons to continue the hearing to September 27, 2017 at 7:00 PM. Second by Mr. Coutinho. The Board voted unanimously in favor.

**Motion** made by Mr. Coutinho to extend the decision deadline to January 10, 2018. Second by Mr. Simmons. The Board voted unanimously in favor.  
Matter is closed at 7:05PM

**Sean Leach and Attorney John Markey – RE: Discussion regarding 581 A-F Drift Road in regards to the appropriate applications that will be required to be filed in the future.**

Joan Casey-Amaral, Attorney John Markey and Sean Leach were present. Mr. Leach stated they were before the Planning Board regarding the 581A-F Drift Road and a discussion was held on how to best divide the large property owned by Ms. Casey-Amaral. Mr. Leach stated the Planning Board suggested that they come before the Zoning Board of Appeals for guidance on the appropriate applications that may need to be filed in the future because they felt it was not a Planning Board issue at this time. A very lengthy discussion ensued. The outcome of the discussion was that it would be best to come back to the ZBA with a definitive plan of what is going to be proposed in order for the Board to give proper guidance. No votes were taken.

**Action Items** – None.

### **Correspondence**

1. Mr. Graham read a letter that was received from the Head of Westport Neighborhood Association regarding Westport Stone & Sand Corporation, 536 Old County Road. No action was taken.

### **Approval of Minutes**

1. **Motion** made by Mr. Simmons to approve the meeting minutes of May 17, 2017. Second by Ms. Lambert. The Board voted unanimously in favor.
2. **Motion** made by Mr. Menard to approve the meeting minutes of March 29, 2017. Second by Mr. Simmons. The Board voted 5 in favor, 1-abstention (Coutinho).
3. **Motion** made by Mr. Menard to approve the meeting minutes of November 2, 2016. Second by Mr. Simmons. The Board voted unanimously in favor.

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

**Other business** – None.

### **8:10PM**

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

**Adjournment.**

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

APPROVED: Christopher Graham, Chairman