

Meeting Minutes, Zoning Board of Appeals
Town of Whately, MA
October 6, 2022
Remote Meeting via Zoom

Members Present: Roger Lipton, Bob Smith, Debra Carney, Fred Orloski
Members Absent: Kristin Vevon

Attending:
Lynn Sibley, on behalf of Julie Sibley
Chad Adams
Brian Domina

At 6:40 Roger opened the meeting.

Public Hearing:
Special Permit Application for creation of a flag lot from an existing lot at 113 North St., continued

Roger read aloud from Town Counsel David Doneski's opinion on this matter, as expressed in a letter dated October 5, 2022. Mr. Doneski wrote that the lot proposed for establishment as a flag lot does not qualify for a flag lot special permit for at least two reasons, which he then explained. In light of this development, Lynn Sibley chose to withdraw the application on behalf of applicant Julie Sibley. She also said she may petition the Planning Board to clarify the bylaw since, if it had been clear in 2010, they would have made a flag lot at that time. Instead, they did not because they didn't know that they could. Roger suggested that Lynn also ask that the Planning Board number the items listed in the Table of Use Regulations, by box. Roger then asked Lynn to have Julie send a statement of withdrawal to the board. At 6:51pm Roger took a five minute break before the 7:00pm hearing.

Public Hearing:
Special Permit Application to replace the current sign for Whately Self Storage with a two sided, backlit, 16 sq ft sign, on premises located at 94 State Road.

At 7:00pm applicant Eric Boliski had not joined the meeting. At 7:05pm Roger reached him by phone. He had had trouble with the Zoom connection and joined by telephone instead.

The secretary read the legal notice. Debra screen-shared an image of the proposed new sign, which would be illuminated from the interior. The board noted that the size of the sign is given as 16 sq. ft., but that the bylaw specifies 12 sq. ft. as the maximum size allowed. Mr. Boliski stated that he had copied the relevant section of the Whately bylaws and sent it to the sign manufacturer to follow in the design process, and that the manufacturer had sent back the 16 sq ft design. Mr. Boliski never specified 16 sq. ft. and didn't know anything about how the sign's size had been determined.

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The board advised Mr. Boliski to 1) get a professional, physical measurement of the old sign and 2) measure the new sign design and label the dimensions on a drawing so the board can make its own calculations. The board will revisit this on November 3, 2022 at 6:40pm, when the applicant will present a new plan for a smaller sign. The board waived the fee.

At 7:29 pm the board adjourned.

Documents Reviewed (kept in the ZBA files)

1. A letter dated October 5, 2022 from Town Counsel David Doneski to the board
2. An image of the proposed 16 sq ft replacement sign for Whately Self Storage

Mary C. McCarthy
Secretary,
Zoning Board of Appeals and Planning Board
Town of Whately, MA