



Newton Zoning Board of Adjustment



Public Meeting Minutes

April 3rd, 2024

The Newton Zoning Board of Adjustment public meeting was called to order at 7:02PM.

Present were Mr. Kozec, Ms. McCarthy, Mr. Hamel, Mr. Gibbs, and Alternate Ms. Riordan
Also James Doggett – ZBA AA Via Zoom was Alternate Ms. White

Mr. Kozec led the Pledge of Allegiance.

1. Board Reorganization

Mr. Hamel **NOMINATED** Mr. Kozec to serve as Chair for the ensuing year and **NOMINATED** Mr. Silvia to serve as Vice-chair. Mr. Gibbs seconded the nominations.

A.A. Doggett called the roll.

Mr. Gibbs – Aye, Mr. Hamel – Aye, Ms. McCarthy - Aye Mr. Kozec - Aye
The VOTE was **Unanimous**.

Mr. Kozec assumed the chair.

Chairman Kozec appointed Ms. Riordan as a voting member for the absent Mr. Silvia.

2. Preliminary Reviews

A. Phyllis J. Anderson of 51 Pond Street is requesting relief from Section XV.2 Lot Area (creating a lot with no road frontage). The Lot is referenced as Tax Map 5, Block 6, Lot 6.

Mr. Anderson and his engineer presented the application.

Mr. Kozec ask for questions about the application or the plan.

The Board found the following deficiencies:

Zoning Board of Adjustment Minutes for April 3rd, 2024

All minutes are in unapproved form until approved by the Zoning Board of Adjustment.

Please check subsequent minutes for approval of and/or amendments to these minutes. 1

1. Lack of a denial letter.
2. Identify and show abutters on the opposite side of Pond Street.
3. Check abutter list for correctness.
4. Remove dashed line from lot 5-6-6-2 and reshape the lot to conform with lot shape requirements.

Mr. Hamel **MOVED** to take the application to a public hearing on May 1st, 2024; Ms. Riordan seconded the motion.

Chairman Kozec asked A.A. Doggett to poll the Board.

Mr. Gibbs – Aye, Mr. Hamel – Aye, Ms. McCarthy - Aye Ms. Riordan – Aye Mr. Kozec
- Aye The VOTE was **Unanimous**.

B. Zachary Standring and Bayley Ambrose of 5 Tanglewood Drive are requesting relief from Section XV.3 Location on Lot (side yard setback), for a garage. The lot is referenced as Tax Map 6, Block 10, Lot 11.

Mr. Standring presented the application.

Mr. Kozec ask for questions about the application or the plan.

The Board found the following deficiencies:

1. Identify and show abutters on the opposite side of Tanglewood Drive.

Mr. Hamel **MOVED** to have a site walk at 9AM on April 18th, 2024, at 5 Tanglewood Drive; Ms. McCarthy seconded the motion.

Chairman Kozec asked A.A. Doggett to poll the Board.

Mr. Gibbs – Aye, Mr. Hamel – Aye, Ms. McCarthy - Aye Ms. Riordan – Aye Mr. Kozec
- Aye The VOTE was **Unanimous**.

Zoning Board of Adjustment Minutes for April 3rd, 2024

All minutes are in unapproved form until approved by the Zoning Board of Adjustment.

Please check subsequent minutes for approval of and/or amendments to these minutes. 2

Mr. Hamel **MOVED** to take the application to a public hearing on May 1st, 2024;
Mr. Gibbs seconded the motion.

Chairman Kozec asked A.A. Doggett to poll the Board.

Mr. Gibbs – Aye, Mr. Hamel – Aye, Ms. McCarthy - Aye Ms. Riordan – Aye Mr. Kozec
- Aye The VOTE was **Unanimous**.

3. Board Business

- a. Acceptance of minutes of the 3/6/24 meeting

Mr. Hamel **MOVED** to approve the minutes; Mr. Gibbs seconded the Motion.

Chairman Kozec asked A.A. Doggett to poll the Board.

Mr. Gibbs – Aye, Mr. Hamel – Aye, Ms. McCarthy – Aye Ms. Riordan – Aye Mr. Kozec
- Aye The VOTE was **Unanimous**.

2. Adjourn.

Chairman Kozec adjourned the meeting at: 8:12PM.

Respectfully submitted.

James L. Doggett
ZBA Administrative Assistant

Zoning Board of Adjustment Minutes for April 3rd, 2024

All minutes are in unapproved form until approved by the Zoning Board of Adjustment.

Please check subsequent minutes for approval of and/or amendments to these minutes. 3