



# Newton Zoning Board of Adjustment

## Public Meeting Minutes

April 3<sup>rd</sup>, 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:

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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 1<sup>st</sup>, 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 18<sup>th</sup>, 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**.

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Mr. Hamel **MOVED** to take the application to a public hearing on May 1<sup>st</sup>, 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

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