



TOWN OF SALISBURY
Zoning Board of Appeals Hearing
Colchester Room @ Town Hall, 5 Beach Rd

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2024 FEB -8 A 10:40

AGENDA

Hearing Date: February 13, 2024 @ 7:00 pm, in the Colchester Meeting Room

1. **Continued Public Hearings**

Case No. 23-000028 Petition for Relief – Variance to request relief from height restrictions to allow for the proposed building height of 48 feet, 6 inches.

Address: 38 Central Ave.

Map: 33 **Lot:** 161

Applicant(s): Douglas Deschenes of Finneran & Nicholson, P.C.

2. **New Public Hearings**

Case No. 23-000029 Petition for Relief – Administrative Appeal to reverse the Building Commissioner's determination that a violation has occurred

Address: 154 Elm St.

Map: 10 **Lot:** 175

Applicant(s): Paul D. Bertolli & Kenneth Carpi

Case No. 23-000031 Petition for Relief – Variance to request relief from the front yard setback requirements for a proposed sign

Address: 112 Elm St.

Map: 17 **Lot:** 122

Applicant(s): Christopher Deluca

Case No. 23-000032 Petition for Relief – Special Permit to allow for the installation of illuminated signs on three sides of the existing building.

Address: 112 Elm St.

Map: 17 **Lot:** 122

Applicant(s): Christopher Deluca

Case No. 24-000001 Petition for Relief – Finding to request to extend or alter a non-conforming structure.

Address: 11 Commonwealth Ave

Map: 36 **Lot:** 49

Applicant(s): Shiv & Rojina Shrestha

3. **Minutes**

January 9, 2024

4. **Correspondence and Other Board Business**

- Zoning Board of Appeals Rules & Regulations update

5. **Items Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting**

6. **Executive Session**

- Pursuant to G.L. c. 30A, §21(a)(3) to discuss strategy relating to pending litigation known as, **Larkin Real Estate Group, Inc. v Town of Salisbury Zoning Board et al.**, Massachusetts Land Court, Case No. 22 MISC. 000004, if the Chair declares that discussing the matter in an open meeting may have a detrimental effect on the litigating position of the Board. A vote regarding whether to go into executive session is expected; and votes may occur during the executive session.
- Pursuant to MGL c. 30A §21(a)(7) to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements, the Open Meeting Law, MGL c. 30A §§ 22(f), (g) to review, approve and or discuss the possible release of executive session meeting minutes dated October 18, 2023.

7. **Adjournment**

- The Board reserves the right to consider items on the agenda out of order. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Next Scheduled Public Hearing: February 27, 2024

Cc: Assessor, Director of Planning, Town Clerk, Public Works Dept

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