



ESSEX ZONING BOARD OF APPEALS

Minutes for the Meeting of February 9, 2023

Commissioners:

*Absent

Staff:

Edwin Perkins, Chairman
Michael Davis
Margaret Nelson

Deborah Cunningham
Administrative Clerk

In accordance with Massachusetts General Laws, Chapter 40A, Section 11, the Essex Zoning Board of Appeals held a public hearing at the Essex Town Hall, 30 Martin Street, on Thursday, February 9, 2023 at 6:00 p.m. on a petition filed by the John Morris for a variance of 10' from the Town of Essex Zoning By-law 6-3.2.1 Dimensional Requirements for Right Side Yard at 25 Turtleback Rd, Map 147, Lot 5. Mr. John Morris was in attendance and reviewed the proposed garage addition and explained the need for the variance from the right side yard setback. He explained he had discussed the addition with his neighbor, who was in attendance, and they did not object to the project. The Board opened the hearing to public comments. Mr. Chris Koeplin of 23 Turtleback Road stated the garage addition was closest to his property and he had no issues with the project. The Chairman called for a motion to close the public hearing and issue a Decision. On a motion made and duly seconded, the Board voted unanimously to close the public hearing and issue a Decision approving the requested variance of 10' from the Town of Essex Zoning By-law 6-3.2.1 Dimensional Requirements for Right Side Yard at 25 Turtleback Rd, Map 147, Lot 5.

The Administrative Clerk advised the Board of an application received by the Town Clerk on February 8, 2023 and distributed copies. She advised the Board that the application was not complete since the filing fee had not been received. The Board discussed a meeting date and agreed to March 9, 2023 at 6 PM. Margaret Nelson asked the Administrative Clerk to request the "Supporting Statement – Statutory Findings" portion of the application from the applicant.

The Board discussed the structure of the Board and asked that Margaret Nelson be Chairman and Edwin Perkins Vice Chairman. Ms. Nelson agreed to assume the position of Chairman and Mr. Perkins agreed to the position of Vice Chair.

There being no further business, on a motion made and duly seconded, the meeting was adjourned.

Approved: Essex Zoning Board of Appeals

Prepared by: Deborah Cunningham, Administrative Clerk