

# TOWN OF SHIRLEY ZONING BOARD OF APPEALS

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**Monday, March 1, 2021 6:00 PM**

## **Public Hearing of the Zoning Board of Appeals**

**Due to COVID 19 restrictions we will be holding meetings virtually.**

This meeting is to be televised live on Comcast Channel 99. If you do not have Comcast you may log onto **SHIRLEYMEDIA.ORG** and click on the *live* tab or watch it at a later date

**To join the meeting from your computer, tablet or smartphone log onto:**

**<https://global.gotomeeting.com/join/555771205>**

**You can also dial in using your phone: 1 (224) 501-3412**

**Access Code: 555-771-205**

### **OPEN PUBLIC HEARING**

1. The applicants, Middlesex Land Holdings, LLC have submitted a Comprehensive Permit Application for a 40B development as well as an application for two variances in connection with Section 3.3.2(b) & 3.3.2(d) of the Town of Shirley Protective Zoning Bylaws. The address of the property is 42 Benjamin Road, Shirley, MA with a Parcel ID of 33 B 4, in the R-2 District. This meeting will open the hearing on the two Variances the applicant has applied for as well as continue the ongoing discussion on the Comprehensive Permit Application.

#### **Potential Discussion Topics\***

\*order may change or topics stricken or continued as the Chairman sees fit

- Discuss TEC Peer Review letter dated January 8, 2021 with Board Members, Advisors and Applicants
- Correspondence:
  - S. Gillham & G. Minott 1-8-2021,
  - Bill Oelfke 12-31-2020,
  - C. Gillham Economic Feasibility & Request 12-17-2020
  - Power-point presentation submitted by Cynthia Gillham 1-13-2021
- Follow up on outstanding Traffic Issues
- Begin Civil Engineering Peer Review
- Water, Sewer and Public Works Issues ~ Discuss Weston & Sampson quote. Discuss water department quote.
- Conservation Commission and Endangered Species Issues  
(Mike Fleming of Conservation Commission )

### **OPEN PUBLIC HEARING**

- Open Variances Discussions in connection with Section 3.3.2(b) minimum frontage and 3.3.2(d) lot width of the Town of Shirley Protective Zoning Bylaws concerning the project above

### **OPEN PUBLIC HEARING**

- 98 Benjamin Road, Parcel ID: 69 A 6 in the R-1 District. Applicant John A. Farnsworth of Farnsworth Engineering Associates is seeking a variance for his client from Section 3.2.2(b) of the Town of Shirley's Protective Zoning Bylaws which relates to minimum frontage.

## **ADMINISTRATIVE MATTERS:**

- Members to sign Meeting Minutes from Monday, January 4, 2021
- Approve and sign invoice from TEC in the amount of \$2,420.00, Invoice number 17377, dated December 21, 2020, received January 20, 2021 to be paid with 53G funds.
- Any additional administrative matters deemed necessary by the Chairman

*The listing of topics that the Chair reasonably anticipates will be discussed at the meeting is not intended as a guarantee of the time or topics that will have been discussed. Not all topics listed may in fact be discussed, and other topics not listed may also be brought up for discussion to the extent permitted by Michael McGovern's Meeting*