**Town of Shirley** Telephone 978-425-2600 Ext # 240

**Zoning Board of Appeals** Facsimile 978-425-2627

7 Keady Way, Shirley, MA 01464 zbaclerk@shirley-ma.gov

**MEETING MINUTES**

**Monday – February 4, 2019- 7:00 P.M.**

(Town Offices –2nd Floor Conference Room)

Members Present: Kevin Kelly, Lee Mirkovic, Ellen Doiron

Members Absent: Chair Chip Guercio

Mr. Kelly noted that Chair Guercio was not able to attend tonight’s meeting, and he would be the Chair of the Board for the night.

Chair Kelly called the meeting of the Zoning Board of Appeals to order and opened the meeting at 7:00 p.m.

**Informal Discussion, 40 Horse Pond Rd.**

The owners of 40 Horse Pond Rd. came in front of the Board. They owned the land which currently has a home on the property. They were looking to subdivide the land into two different parcels of land so that they could construct a house on the new parcel of land. The property is in the R-1 District, where the minimum lot area for a single family house is 40,000 square feet, and the minimum frontage is 175 feet. The property has 3.19 acres of land, but only 304 feet of frontage.

Mr. Mirkovic stated that what they were asking for was about 26% short of the frontage requirement for the new lot. Mr. Mirkovic stated that this was quite a large number. Mr. Kelly said he would like to see the lot split in a way to minimize the number of variances requested. Ms. Doiron brought to the attention of the Board the possibility of dividing the parcel by making the new lot conform to the frontage requirements. The house on the lot currently is tucked into the corner and already doesn’t conform to the setback requirements, as it was created before the current requirements were in place. In that case, the Board would be creating a conforming lot, and the existing non-conforming lot would still be there. Mr. Kelly stated that the next step would be to create a subdivision plan.

**ADMINISTRATIVE MATTERS**

The Board signed the invoice

***Motion to Adjourn***

Chair Kelly motioned to adjourn at 7:24, seconded by Ms. Doiron, motion passed unanimously.

Prepared By:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Accepted By:­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date:\_\_\_\_\_\_\_\_\_\_\_\_\_