



# TOWN OF TEWKSBURY ZONING BOARD OF APPEALS

999 Whipple Road  
Tewksbury, MA 01876

Robert Dugan, Chairman  
Len Dunn, Vice Chair  
Gerald Kutcher  
**Associate Members:**  
Jaime Doherty  
Dianne Bartalamia

DEPARTMENT OF COMMUNITY DEVELOPMENT

## MEETING MINUTES December 18, 2014

The meeting was called to order at 6:30 p.m. by Robert Dugan, Chairman, at the Pike House (temporary town hall). Present at the meeting were Len Dunn, Gerald Kutcher, Jaime Doherty, and Dianne Bartalamia. Also in attendance was Melissa Johnson, Recording Secretary.

### Approval of Meeting Minutes – September 25, 2014 and October 30, 2014

**MOTION:** Mr. Dunn made the motion to approve the September 25, 2014; seconded by Mr. Kutcher and the motion carried 5-0.

**MOTION:** Mr. Dunn made the motion to approve the October 30, 2014; seconded by Mr. Kutcher and the motion carried 5-0.

### CONTINUED NEW HEARING

**Marguerite J. Bradshaw/Chester Briggs** as a party aggrieved for review of a decision made by the Building Inspector in a letter dated August 15, 2014 as filed with this Board. Said property is located at **967 Main Street**, Assessor's Map 47, Lot 75, zoned Commercial.

The applicant has requested to continue this matter to February 26, 2015.

Mr. Dugan noted that this matter has been continued a few times now; however, the applicant continues to work with the Building Commissioner to resolve this matter.

**MOTION:** Mr. Kutcher made the motion to continue Marguerite J. Bradshaw/Chester Briggs as a party aggrieved for review of a decision made by the Building Inspector in a letter dated August 15, 2014 as filed with this Board. Said property is located at 967 Main Street, Assessor's Map 47, Lot 75, zoned Commercial to February 26, 2015 at 6:30 p.m.; seconded by Mr. Dunn and the motion carried 3-0.  
**DUGAN, DUNN, KUTCHER**

## NEW HEARINGS

**Frank and Diane Contardo** for a variance from Section 4130, Appendix B, of the Tewksbury Zoning Bylaw; which requires a 15' side yard setback for an existing mudroom as shown on plans filed with this Board. Said property is located at **41 Babicz Road**, Assessor's Map 9, Lot 49, zoned Residential.

Present was Frank and Diane Contardo of 41 Babicz Road. Mr. Contardo explained that in 1984 a mudroom was constructed on his home. A local engineer and contractor were hired for the mudroom construction. Mr. Contardo explained that he would now like to construct a garage and it was determined that the mudroom does not have the required 15 foot setback. Mr. Dugan asked if a permit was pulled to build the mudroom. Mr. Contardo explained that at the time, it was his understanding that a building permit was obtained.

Mr. Dugan noted that there is 5.36 feet to the lot line instead of 15 feet and Mr. Contardo confirmed this. Mr. Dugan asked what is located on the side of the house and Mr. Contardo explained that there is approximately 30-40 feet of wooded yard and then his neighbor's garage.

Mr. Kutcher asked if the neighbor has expressed any concerns and Mr. Contardo explained that he has spoken to the neighbor and they do not have any concerns.

Mr. Dunn asked where the proposed garage will be located and Mr. Contardo noted the north side. Mr. Dunn inquired about the shed. Mr. Contardo explained that the shed was removed once he received the plot plan and realized where the lot lines are really located. Mr. Contardo noted that the garage project has been put on hold until this matter is resolved.

Mr. Dugan opened the hearing to the public and no one came forward.

**MOTION:** Mr. Dunn made the motion to close both parts of the hearing; seconded by Mr. Kutcher and the motion carried 3-0.

**MOTION:** Mr. Kutcher made the motion to approve Frank and Diane Contardo for a variance from Section 4130, Appendix B, of the Tewksbury Zoning Bylaw; which requires a 15' side yard setback for an existing mudroom as shown on plans filed with this Board. Said property is located at 41 Babicz Road, Assessor's Map 9, Lot 49, zoned Residential; seconded by Mr. Dunn and the motion carried 3-0.

**DUGAN, DUNN, KUTCHER**

**FTO Realty Trust for Lorraine Bradley (co-owner Irene Fiore & Marie Romano, c/o Paula Barry)** for a variance from Section 4130, Appendix B of the Tewksbury Zoning Bylaw. The applicant proposes to construct a new single family residence as shown on plans filed with this Board. Said property is located at **20 Riverview Avenue**, Assessor's Map 98, Lot 21, zoned Residential.

Present was Dick Cuoco of 73 Emerald Court and Jim Mackey, Structural Components Advisor. Mr. Cuoco explained that a variance for the front yard setback is being requested for a property located on Riverview Avenue. The existing structure is located at the lower corner of the lot and has been there for approximately 50-100 years old. Mr. Cuoco noted that there is a flood plain, bordering vegetated wetland, and the Shawsheen River associated with this property. The existing structure is approximately 2 feet off of the right of way line for Riverview Avenue. As a result, there is an existing nonconforming setback issue. The proposal is to demolish the existing home and construct a new two story structure in a new location. The new location was chosen because of the location of the wetlands, riverfront, and flood plain. Mr. Cuoco explained that it is the preferred location of the Conservation Commission as they like to keep at least a 25-50 foot buffer from the river. The matter was before the Commission last night and they were in favor of the proposal and requested a specific plan on how the existing structure will be demolished so not to have an impact on the river, as well as a detailed planting and monitoring plan. The Conservation Commission continued the matter to their January 7, 2015. Mr. Cuoco noted that there is only one other home located on Riverview and it is not a heavily traveled road. Mr. Cuoco noted that this location was also chosen so not to impact the river views of the existing homes in the neighborhood and there would be less tree clearing. Mr. Cuoco explained that Jim Hanley, the design engineer, did not feel that bringing the flood plain so close to Bridge Street was an ideal situation. The new home will be tied into town sewer and the setback from the road and abutting property will be maintained. Mr. Cuoco explained that he spoke with the property owners and they are not opposed to constructing a fence behind the house should this be a concern.

Mr. Dunn asked if there will be a basement. Mr. Dugan explained there will be a "basement/basement and a half". Mr. Dugan asked what a half basement is and Mr. Cuoco explained that there would be a full basement only where the property grades down.

Mr. Dunn asked if the heights of the neighboring homes are known. Mr. Cuoco noted that he believes they are all 2.5 story homes.

Mr. Cuoco explained that they also chose this location as it is a small street and they did not want to create a headlight issue. Environmentally, they feel this is the best location. Mr. Dugan noted that the entire middle of the lot is the flood plain and explained that if the new structure was constructed in that location to conform, the applicant would have to reconstruct the flood plain in the area they are currently proposing the new home and Mr. Cuoco confirmed this. Mr. Dugan asked if the Conservation Commission was only concerned with protection of the wetlands. Mr. Cuoco explained that the Commission also expressed concerns with tree clearing and plantings.

Mr. Dunn noted that the plan shows 6.5 feet. Mr. Cuoco explained that it is 6.5 feet to the property line; it is approximately 14 feet to the pavement. The existing home is approximately 16 feet from the property line and 26 feet from the pavement. Mr. Dunn asked if there are drawings for the new home. Mr. Cuoco noted that they could provide this. Mr. Mackey explained the proposal would be for a 2.5 story colonial.

Mr. Dugan opened the hearing to the public.

Bill Connors of 110 Bridge Street came forward and explained that he does not directly abut this property; his home is located across the street. Mr. Connors feels this is a tough lot and noted that the town benefits from the removal of the existing structure as it is eventually going to fall into the river and this is a critical area. Mr. Connors agrees it is a good thing to remove the home. Mr. Connors noted that the home is a one story summer cottage with no foundation, driveway, or mailbox that is being replaced with a 2.5 story home, foundation, and driveway. Mr. Connors noted that at the Conservation Commission meeting it was stated that the home would be on slab and tonight it was stated to be a foundation. Mr. Connors noted that the proposed home is larger than the existing cottage and will likely have a financial impact on the neighboring properties. Mr. Connors noted that the Conservation Commission also requested plantings, etc. Mr. Connors feels that this is a nice area to have a cookout and feels the area will be mowed eventually and used for recreational purposes and does not see how this would be enforced. Mr. Connors explained that he has looked at the land where they are proposing to put the new structure and it does not appear large enough for what is being proposed. The new home will be 6 feet from Riverview and, with the stairs, will only be a couple feet off. Mr. Connors does not see how the area will be plowed and does not see how everyone will be happy.

John Costa of 95 Bridge Street came forward and noted that his home abuts this property. Mr. Costa explained that when he moved to Tewksbury 19 years ago he was told that this land was not buildable. Mr. Costa explained that he comes from the areas of East Boston, Medford, and Arlington where homes are too close, and now it is happening in Tewksbury. Mr. Costa expressed concerns with his driveway as it is already a blind drive. Mr. Costa currently has to maintain the overgrowth so he is able to access his driveway and this project will only make the situation worse. Mr. Costa showed the location of his driveway and the areas he maintains on the plan. Mr. Costa does not feel there is an alternative location for the proposed home as stated as the area floods. Mr. Costa explained that a few years ago Channel 5 did a news story on this home as it had flooded up to the windows. Mr. Costa noted that his property value will be reduced as a result of this as it will be so close to his home. Mr. Costa feels that there is a 15 foot setback for a reason and it should be maintained. Mr. Dugan explained that they are seeking a front setback. Mr. Costa feels the applicant is seeking to change a law just to accommodate a home on an area that is too small. Mr. Costa expressed concerns with the water table as a summer cottage is being replaced with a 2.5 story home and driveway. Mr. Dugan explained that the center of the property is the flood plain; the Conservation Commission is allowing this to be a built in the middle if the flood plain is rebuilt. Mr. Dugan asked what style of home Mr. Costa has and Mr. Costa noted it is a one story split gambrel

Lori Bruce of 2 Riverview Avenue, a/k/a 15 Riverview Avenue, came forward and noted that her home is the only other home located on Riverview Avenue. Ms. Bruce explained that this home was a summer cottage and was never lived in; there is no heat, foundation, driveway, etc. Ms. Bruce noted that she has many concerns with this and asked if the proposal is for 6 feet from the street and Mr. Dugan noted the proposal is for 6.5 feet off Riverview. Ms. Bruce asked how close the stairs will be to Riverview Ave and Mr. Dugan explained it is not stated on the plans. Ms. Bruce noted this is important information and asked what is going to happen when a plow comes down the street. Ms. Bruce explained that she was at the Conservation Commission meeting last night and she did not hear anything about allowing them to rework the lot to make it buildable. Mr. Dugan explained he was assuming he was told the truth. Ms. Bruce asked where the alternative spot is and Mr. Cuoco showed this area on the plan. Ms. Bruce noted that part of the driveway and deck are in the flood plain. Mr. Dugan explained that the ZBA is only

addressing the variance for the front yard setback and cannot address flood plain and water issues.

Jim Bruce of 2 Riverview Avenue, a/k/a 15 Riverview Avenue, came forward. Mr. Bruce provided the members with photographs of the site. Mr. Dunn asked if the property owners for this property are present. Mr. Bruce explained that this is also one of his questions and noted that he spoke with Greg Romano who informed him that Mr. Mackey now owns this property. Mr. Mackey noted that he does not own this property and suggested the records be checked again. Mr. Bruce asked what a buildable size lot is in Tewksbury and Mr. Dugan explained that it is different in this part of town. Mr. Bruce asked if there was no existing structure on this property would a home be allowed. Mr. Dugan explained that the ZBA could not answer for the Conservation Commission and noted that if this was not a buildable lot, then the Commission would not have continued the matter. Mr. Bruce asked if the lot is large enough and Mr. Dugan confirmed this and clarified that if the new home was to be constructed in the middle of the lot. Mr. Bruce noted that there is a fire hydrant located where the driveway is being proposed and asked if this is being relocated. Mr. Bruce expressed concerns with this always having been a summer cottage and now being a 2.5 story home with foundation as well as concerns with the stairs being 2 feet from the road. Mr. Bruce expressed concerns with safety as Mr. Costa will not be able to safely get in and out of his driveway. Mr. Bruce noted that the Conservation Commission did not say there was an alternative location on the lot. Mr. Bruce requested the members visit the site and explained that he would not have a problem if this was to help someone in a hardship situation, but that is not the case here. Mr. Bruce noted he would be willing to meet any of the members on site.

Bill Connors of 110 Bridge Street came forward again and requested Mr. Bruce be allowed to approach the Board to show them the alternative location in the pictures he provided. Mr. Dugan noted the Board is aware of the alternative location.

Carol McCarthy of 50 Riverdale Avenue came forward and noted that her home is located behind this property. Mr. Cuoco showed the location of Ms. McCarthy's home on the plan. Ms. McCarthy explained that her property is the one that floods all the time; not the other residents present stating that they do. Ms. McCarthy would prefer to see the home go in "further up" as the area floods now. Ms. McCarthy noted that she had to lift her home 5 feet due to the flooding. Ms. McCarthy feels the new home should be where it is being proposed and not where the summer cottage is as it floods.

Jim Bruce of 15 Riverview Avenue came forward again and noted that he agrees with Ms. McCarthy that nothing should have been built here and to construct another home further away from the river makes no sense. Mr. Dugan explained that Ms. McCarthy stated that if a new home was to be constructed it would be better towards Bridge Street and Ms. McCarthy confirmed this.

John Costa of 95 Bridge Street came forward again and explained that he would like to point out again that it has become a yearly task for him to clean the brush/bushes to access his driveway and feels this will make it worse and it will become a greater safety issue.

Mr. Dunn asked when last time someone lived in the cottage full time and Ms. Bruce explained no one ever lived in the cottage full time; it was only used in the summer, was shut down in the winter, and it has not been used for a couple of years.

Mr. Cuoco explained that the 6.5 feet is not from the physical roadway, it is from the property line. It is 14 feet from the paved roadway. The stairway is still on the property and it does not require any setback requirements from the bylaw. Mr. Cuoco noted that there is still room for a plow to get by. Mr. Cuoco explained that this is a preexisting non conforming lot whether there is a cottage there or not; it is a legal, buildable lot. Cuoco explained that they are not disputing the fact that the alternative area floods. Mr. Cuoco noted that Mr. Costa's home is a split gambrel and is 2.5 stories and not one story as stated. Mr. Cuoco explained that if it is that much of a safety concern to access the driveway, Mr. Costa should contact the DPW as this is not something he should have to do on his own. Mr. Cuoco explained that the Conservation Commission requested permanent markings (Bernstein markers) be put in place along the 25 foot buffer so the area cannot be disturbed in the future. Any disturbance of that area would be in violation of the Order of Conditions, which is subject to fines. The new owners will be made aware of what is contained in the Order of Conditions and that they are unable to use this area. Mr. Cuoco noted that the fire hydrant will be located beyond the driveway and will not need to be relocated.

Bill Connors of 110 Bridge Street came forward and asked if there is any way the home could be reduced to one story and thinner to make everyone happy. Mr. Cuoco explained that if they made the home thinner, it would be a trailer.

Mr. Dugan noted that he would like to see prints of what is being proposed and where it will sit on the lot. Mr. Mackey explained they do not have the exact dimensions, but it will be similar to the home across the street. They do not have the plans as of yet, as it is not known whether they will be allowed to construct or not.

Ms. Bartalamia explained that she has concerns with the safety issues that have been raised tonight as she would not want the area to become a hazard for the neighbors who live there now. Mr. Dugan noted that the Board could request a site walk and it was the consensus that a site walk would be beneficial.

Mr. Cuoco explained that a home can be constructed on this lot without the variance. Ms. Bartalamia explained then it would become a Conservation Commission issue. Mr. Cuoco explained that the Commission would prefer to see the home further back as being proposed.

Mr. Cuoco noted that he will stake out the location of the new home prior to the Board members site visit.

**MOTION: Mr. Dunn made the motion to continue FTO Realty Trust for Lorraine Bradley (co-owner Irene Fiore & Marie Romano, c/o Paula Barry) for a variance from Section 4130, Appendix B of the Tewksbury Zoning Bylaw. The applicant proposes to construct a new single family residence as shown on plans filed with this Board. Said property is located at 20 Riverview Avenue, Assessor's Map 98, Lot 21, zoned Residential, to January 29, 2015 at 6:30 p.m., a site walk shall be conducted solely with the Board members and then with the applicant and abutters; seconded by Mr. Kutcher and the motion carried 3-0.**  
**DUGAN, DUNN, KUTCHER**

The Board took a five minute recess.

**Lehigh Gas Wholesale for Leemilt's Petroleum** for a variance from Section 4130, Appendix B and Section 4143 of the Tewksbury Zoning Bylaw. The applicant proposes to construct a new 30' x 48' overhead canopy above the existing fuel dispensers as shown on plans filed with this Board. Said property is located at **883 Main Street**, Assessor's Map 48, Lot 40, zoned Commercial.

Present was Carolyn Parker on behalf of Lehigh Gas. Ms. Parker explained that Lehigh Gas is in a long term lease with Leemilt's Petroleum/Getty Realty. They have taken over gas stations from Green Valley, who no longer exists, and are now in the process of doing site improvements to some of the facilities. Ms. Parker noted that this site is the location of the BP gas station. The site was approved for the canopy in 2010 and the work was never done. Ms. Parker explained that the applicant is looking to install a 30' x 48' overhead canopy. The setback requirement is 50 feet and the applicant is requesting 5 feet from the property line. Ms. Parker noted that in current times this gas station would not be constructed on a property such as this and would be further setback from the road. Ms. Parker explained that there is currently fire suppression in a shroud in the front island that will be maintained. This issue was discussed at the Planning Board meeting. Ms. Parker noted that this matter was continued at the Planning Board hearing to January 12, 2015. The Planning Board has requested the applicant address Section 9400 - lighting and landscaping. Ms. Parker noted that the lighting will only be under the canopy. Ms. Parker explained that she contacted the Local and State Fire Marshalls and confirmed that the fire suppression system can be taken down to install the canopy and then reinstalled once the canopy is complete. Ms. Parker noted that she does the fire suppression plan and explained that a standard canopy from the center line of an island to the edge of an island is normally 12 feet. If in the future they want to put the fire suppression on both islands, it would be installed up in the canopy deck. Ms. Parker explained that the nozzles on the new fire suppressions systems are spread out a lot more than they were in the past and the more you bring them in, the shorter the hose gets. As a result, they are requesting a standard size canopy.

Mr. Dugan noted that the gas pumps are approximately 16 to 17 feet from the property line and asked if there is a variance for this. Ms. Parker noted that she is not aware, but the pumps have been there for 38 years. Mr. Dugan requested the paperwork from the 2010 variance request. Ms. Parker noted that she does not have any drawings and explained that the previous request was for a 45' x 30' canopy and they are now requesting a 48' x 30' canopy. Mr. Dugan asked

why the work was not done in 2010. Ms. Parker explained that because of the lease agreements with Green Valley and Getty.

Mr. Dunn asked if there is curbing with mulch shown on the plan. Ms. Parker explained that the Planning Board has requested some plantings be done along the existing curbing.

Mr. Dunn asked what the height of the canopy is and Ms. Parker explained that the standard canopy height is 15 feet underneath the deck with 3 foot fascia. Mr. Dugan noted that the height is listed as 18 feet. Ms. Parker explained that it is 18 feet from the top of the canopy and noted that the preferred location for the fire suppression is the canopy deck.

Mr. Dugan read Section 4143 aloud. Ms. Parker noted that she was unsure if relief is needed from Section 4143, but it was on the previous application. Mr. Dugan noted that relief would be required as the accessory structure is in front of the building that is closer than 10 feet to the principal structure. Ms. Parker noted that there is approximately 4 feet from the canopy to the building and 15 feet from the roadway.

Mr. Dugan noted the Board is in receipt of correspondence from the Board of Health regarding the septic and dumpster. The septic has failed and the Board of Health would like the applicant to connect the property to town sewer. Ms. Parker explained that she has brought this forward to her client and is awaiting a response. Mr. Dugan noted that the dumpster was also discussed in the letter. Ms. Parker noted she is not sure if there is a dumpster on site, however, she will look into this and address it.

Ms. Bartalamia asked why the matter is before the Planning Board and Mr. Dugan explained that service stations require a special permit and the applicant is requesting to change a preexisting special permit.

Ms. Parker discussed the Mobil (PetrOil) gas station at 1192 Main Street where there was a road taking. Ms. Parker provided a photograph of the canopy at this location. Mr. Dugan explained that the road taking occurred with the State to widen the road for the intersection at this location.

Mr. Dugan opened the hearing to the public and no one came forward.

**MOTION: Mr. Dunn made the motion to close both parts of the hearing; seconded by Ms. Doherty and the motion carried 3-0.**

**MOTION: Mr. Dunn made the motion to approve Lehigh Gas Wholesale for Leemilt's Petroleum for a variance from Section 4130, Appendix B of the Tewksbury Zoning Bylaw. The applicant proposes to construct a new 30' x 48' overhead canopy above the existing fuel dispensers as shown on plans filed with this Board, reference shall be made to the Board of Health letter regarding the septic and dumpster; seconded by Mr. Kutcher and the motion carried 3-0.  
DUGAN, DUNN, KUTCHER**

**MOTION:** Mr. Dunn made the motion to approve Lehigh Gas Wholesale for Leemilt's Petroleum for a variance from Section 4143 of the Tewksbury Zoning Bylaw. The applicant proposes to construct a new 30' x 48' overhead canopy above the existing fuel dispensers as shown on plans filed with this Board, reference shall be made to the Board of Health letter regarding the septic and dumpster; seconded by Mr. Kutcher and the motion carried 3-0.  
DUGAN, DUNN, KUTCHER

**Richard and Donna Sullivan** as a party aggrieved for a review of a decision made by the Building Inspector in a letter dated October 24, 2014 as filed with this Board. Said property is located at **542 Kendall Road**, Assessor's Map 79, Lot 103, zoned Residential.

Mr. Dugan noted that he is an abutter to this property and recused himself. Mr. Dunn conducted the meeting.

Mr. Dunn noted that the Board is in receipt of correspondence from the applicant's attorney, Richard O'Neill, requesting to continue this matter to February 26, 2015 at 6:30 p.m. and read the correspondence aloud.

**MOTION:** Mr. Kutcher made the motion to continue Richard and Donna Sullivan as a party aggrieved for a review of a decision made by the Building Inspector in a letter dated October 24, 2014 as filed with this Board. Said property is located at 542 Kendall Road, Assessor's Map 79, Lot 103, zoned Residential to February 26, 2015 at 6:30 p.m.; seconded by Ms. Bartalamia and the motion carried 3-0.  
DUNN, KUTCHER, BARTALAMIA

### **Old Business**

There was no old business.

### **New Business**

There was no new business.

### **Adjournment**

**MOTION:** Ms. Bartalamia made the motion to adjourn; seconded by Ms. Doherty and the motion carried 5-0.

*Approved: 1/29/15*

*List of documents for 12/18/14 Agenda*  
*Documents can be located at the Community Development Office*

Approval of Minutes – October 30, 2014

**CONTINUED NEW HEARING**

- 6:30 P.M. Marguerite J. Bradshaw/Chester Briggs** as a party aggrieved for review of a decision made by the Building Inspector in a letter dated August 15, 2014 as filed with this Board. Said property is located at **967 Main Street**, Assessor's Map 47, Lot 75, zoned Commercial.  
(Applicant requesting to be continued to 2/26/15.)
- Letter 12/16/14 from Attorney O'Neill.

**NEW HEARINGS**

- 6:30 P.M. Frank and Diane Contardo** for a variance from Section 4130, Appendix B of the Tewksbury Zoning Bylaw which requires a 15' side yard setback for an existing mudroom as shown on plans filed with this Board. Said property is located at **41 Babicz Road**, Assessor's Map 9, Lot 49, zoned Residential.
- Application packet dated 11/17/14.
- 6:30 P.M. Richard and Donna Sullivan** as a party aggrieved for review of a decision made by the Building Inspector in a letter dated October 24, 2014 as filed with this Board. Said property is located at **542 Kendall Road**, Assessor's Map 79, Lot 103, zoned Residential.  
(Applicant requesting to be continued to 2/26/15.)
- Letter 12/16/14 from Attorney O'Neill.
- 6:30 P.M. FTO Realty Trust for Lorraine Bradley (co-owner Irene Fiore & Marie Romano, c/o Paula Barry)** for a variance from Section 4130, Appendix B of the Tewksbury Zoning Bylaw. The applicant proposes to construct a new single family residence as shown on plans filed with this Board. Said property is located at **20 Riverview Avenue**, Assessor's Map 98, Lot 21, zoned Residential.
- Application packet dated 11/26/14.
- 6:30 P.M. Lehigh Gas Wholesale for Leemilt's Petroleum** for a variance from Section 4130, Appendix B and Section 4143 of the Tewksbury Zoning Bylaw. The applicant proposes to construct a new 30' x 48' overhead canopy above the existing fuel dispensers as shown on plans filed with this Board. Said property is located at **883 Main Street**, Assessor's Map 48, Lot 40, zoned Commercial.
- Application packet dated 11/24/14.
  - Memo 12/1/14 from Director of Public Health.