

**Zoning Board of Appeals  
Lakeville, Massachusetts  
Minutes of Meeting  
October 21, 2021  
Remote meeting**

On October 21, 2021, the Zoning Board held a remote meeting. It was called to order by Chairman Olivieri at 7:00 p.m. LakeCam was recording, and it was streaming on Facebook Live.

**Members present:**

John Olivieri, Jr., Chair; Jeffrey Youngquist, Vice-Chair; Nora Cline, Clerk; Gerald Noble, Vice-Clerk; Chris Carmichael, Member; Christopher Sheedy, Associate

**Others present:**

Donna DeCost and Jefferson Crafford, applicants

**Agenda item #1**

Mr. Olivieri read this item into the record. It was an explanation of how the provisions of Chapter 20 of the Acts of 2021 allowed the Board to continue to meet remotely.

**DeCost hearing – 129 Staples Shore Road**

Mr. Olivieri opened the DeCost hearing at 7:00 p.m. and read the legal ad into the record. Mr. Youngquist recused himself from the hearing. Mr. Olivieri advised that Mr. Sheedy would be participating. Ms. DeCost advised they are hoping to be able to construct a second floor on the existing garage by raising the roof. This would allow for them to have storage space.

Mr. Olivieri asked if there would be heat in that second floor. Ms. DeCost said there would not be. Mr. Olivieri then read the October 18, 2021, memo from the Board of Health into the record. The Board of Health had no objection to the addition as long as the room remained unheated so that it could not be considered an additional bedroom. The October 18, 2021, email from the Conservation Commission stated that any work or storage of work-related materials would require the submission of an RDA.

Mr. Carmichael asked if the garage was attached. Ms. DeCost replied it was detached and located across the street on a separate lot. Mr. Carmichael noted that he did not think it was within their purview to control whether the addition was heated or not, but they could make it non-habitable in a condition. He also wanted to confirm that they were not changing the footprint. Ms. DeCost said they were not.

Mr. Carmichael then made a motion, seconded by Mr. Sheedy, to grant the petition with the following condition:

1. The space above the garage will be for storage and non-habitable.

**Roll Call Vote:** Ms. Cline-Aye, Mr. Sheedy-Aye, Mr. Noble-Aye, Mr. Carmichael-Aye, Mr. Olivieri-Aye

Ms. Murray explained the timing of the filings, the appeal period, etc.

The hearing closed at 7:08.

**Documents distributed for the hearing:**

Petition packet

Legal ad

Board of Health correspondence of October 18, 2021

Conservation Commission email of October 18, 2021

**Bud's Goods & Provisions Corp. hearing – 475 Kenneth W. Welch Drive**

Mr. Olivieri opened the Bud's Goods & Provisions Corp. hearing at 7:09 p.m. and read the legal ad into the record. He stated he believed there were still some housekeeping items for this petition that needed to be addressed. He then read the October 21, 2021, email from the applicant's counsel requesting a continuance until the next Zoning Board meeting.

Mr. Youngquist then made a motion, seconded by Mr. Carmichael, to continue the petition. Mr. Youngquist amended his motion to include the new date of November 18, 2021, at 7:00 pm. Mr. Carmichael seconded the amended motion.

**Roll Call Vote:** Ms. Cline-Aye, Mr. Youngquist-Aye, Mr. Noble-Aye, Mr. Carmichael-Aye, Mr. Olivieri-Aye

The hearing closed at 7:12.

**Approve meeting minutes**

Mr. Noble made a motion, seconded by Mr. Youngquist, to approve the meeting minutes from the August 19, 2021, meeting.

**Roll Call Vote:** Mr. Sheedy-Aye, Mr. Youngquist-Aye, Mr. Noble-Aye, Mr. Carmichael-Aye, Mr. Olivieri-Aye, Ms. Cline-Abstain

**Old Business – Sign bylaw update or discussion**

Mr. Olivieri said if anybody had any questions or comments, they should be sent over to Ms. Murray to be forwarded to the Planning Board.

**New Business**

There was no new business.

**Adjourn**

Ms. Cline made a motion, seconded by Mr. Youngquist, to adjourn the meeting.

**Roll Call Vote:** Ms. Cline-Aye, Mr. Sheedy-Aye, Mr. Youngquist-Aye, Mr. Noble-Aye, Mr. Carmichael-Aye, Mr. Olivieri-Aye

Meeting adjourned at 7:14.