**ZONING BOARD OF APPEALS MINUTES**

The Zoning Board of Appeals held a meeting Oct 28,2021 @6:30pm in the Police Dept Conference room to discuss 331 N. Main St request for special permit. In attendance were Chair Karen Kiley, members Tara Hayes, Michelle Petraitis, Carole Ryback and members of the public Brenda Caraballo and Salvatore Branciforte.

The meeting was called to order at 6:30pm by chair Kiley. Chair Kiley asked to have minutes from July meeting accepted as emailed, Michelle Petraitis made motion and Carole Ryback seconded then unanimously approved by all.

**Invoices** - one for postage and one for Stonebridge press were signed by Chair Kiley

**Mail** – ZBA received 2 letters rom the Town of Spencer for notice of public hearing on Oct 12,2021

 Special permit for Jeremy Feldman 10 Grove Street to convert existing single-family home into multi-family home

 Special Permit for Bond Construction Corporation Cranberry Meadow Road is looking to renew their special permit to continue a gravel removal operation

 Special Permit Leo Aucion 89 Cranberry Meadow Road is looking to renew his special permit to continue gravel removal operations

**Hearing for Special Permit**

A discussion was started about 331 N Main Street request for special permit by the Chair by reading the letter from the North Brookfield Planning Board. Chair King recommended approving special permit to revert 331 N Main Street back to residential as requested by owner Brenda Caraballo. Michelle Petraitis, who is on both boards, had abstained from voting with the Planning Board so she could vote with the ZBA. After discussing the property, parking, bylaws, codes, and having no abutters present, the board decided to vote. Tara Hayes made a motion to revert 331 N Main Street back to residential from business/school/daycare, the motion was seconded by Carole Ryback and unanimously approved by all. The owner Brenda Caraballo was informed that the decision would be final after 20 days. If no one comes forward within those 20 days a formal letter will be given to her so she may reapply for building permit.

The clerk informed the board she received a request for a hearing on 7 Point Road. The ZBA will meet Tuesday Nov 30,2021 @ 6:30 on this matter.

At 7:45pm Michelle Petraitis made a motion to adjourn which was seconded by Tara Hayes and unanimously approved by all.

Minutes are one page completed by Clerk Kimberly Bent