



**Town of Brewster**  
**Zoning Board of Appeals**  
 2198 Main St., Brewster, MA 02631  
 brewplan@brewster-ma.gov  
 (508) 896-3701

**ZBA MEETING AGENDA**  
**2198 Main Street Room B**  
**January 9, 2024 at 7:00 PM**

**Zoning Board**

Brian Harrison  
Chair

Jeff Carter  
Vice Chair

Patricia Eggers

Bruce MacGregor

Trish Metz

David Ayers

Corey Gill

**Department Assistant**

Ellen Murphy

This meeting will be conducted in person at the time and location identified above. This means that at least a quorum of the members of the public body will attend the meeting in person and members of the public are welcome to attend in person as well. **As a courtesy only, access to the meeting is also being provided via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast or affect remote attendance or participation, unless otherwise required by law.** Members of the public with particular interest in any specific item on this agenda, which includes an applicant and its representatives, should make plans for in-person vs. virtual attendance accordingly.

**Members of the public who wish to access the meetings may do so in the following manner:**

- Phone:** Call (929) 436-2866 or (301) 715-8592. **Zoom Meeting ID:** 880 7666 8068 **and Passcode** 047258  
To request to speak: Press \*9 and wait to be recognized.
- Zoom Webinar:** <https://us02web.zoom.us/j/88076668068?pwd=b3lXWnMwM2tybTk4SzlKMk5vT3NTUT09>  
**enter Passcode** 047258

To request to speak: Tap Zoom "Raise Hand" button, then wait to be recognized.

When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so by accessing the meeting remotely, as noted above. **Additionally, the meeting will be broadcast live, in real time via Live broadcast** (Brewster Government TV Channel 8), **Livestream** ([livestream.brewster-ma.gov](http://livestream.brewster-ma.gov)), or **Video recording** ([tv.brewster-ma.gov](http://tv.brewster-ma.gov)).

Please note that the ZBA may take official action, including votes, on any item on this agenda.

- Call to Order
- Declaration of a Quorum
- Meeting Participation Statement
- Recording Statement:** As required by the Open Meeting Law we are informing you that the Town will be video and audio taping as well as broadcasting this public meeting. In addition, if anyone else intends to either video or audio tape this meeting they are required to inform the chair.
- Public Announcements and Comments:** Members of the public may address the ZBA on matters not on the meeting's agenda for a maximum of 3-5 minutes at the Chair's discretion. The ZBA will not reply to statements made or answer questions raised during public comment but may add items presented to a future agenda
- Approval of November 14, 2023 Meeting Minutes
- Notice of Project Change  
**ZBA Case #23-04 Applicants: Preservation of Affordable Housing, Inc. and Housing Assistance Corporation, (represented by Peter L. Freeman, Esq.), Spring Rock Village 0 Millstone Road, Map 98, Lot 12-0.** The applicants are requesting the Board determine the proposed changes to the previously approved Comprehensive Permit Project are insubstantial, pursuant to 760 CMR 56.05(11)(a) and (b) and 760 CMR 56.07(4), and allow the project to proceed as modified without further Board review.
- Public Hearing  
**ZBA Case #24-01 Owner/Applicant: MOG Real Estate Holdings, LLC (represented by Benjamin E. Zehnder, Esq.), 94 Thad Ellis Road, Map 89, Lot 8, in the CH zoning district.** The applicant seeks a Special Permit pursuant to section 179-25B of the Brewster zoning bylaw to alter and extend the pre-existing commercial garage building on the property by razing and replacing it within the pre-existing, nonconforming (north) side yard setback.
- For your Information
- Matters Not Reasonably Anticipated by the Chair
- Next Meeting: February 13, 2024
- Adjournment

**Date Posted:**  
12/21/2023

**Date Revised:**

**Received by Town Clerk:**

BREWSTER TOWN CLERK  
 23 DEC 20 2023