



# Town of Brewster

## Zoning Board of Appeals

2198 Main St., Brewster, MA 02631

brewplan@brewster-ma.gov

(508) 896-3701

### MEETING AGENDA

April 11, 2023 at 7:00 PM

#### Zoning Board

Brian Harrison  
Chair

Jeff Carter  
Vice Chair

Patricia Eggers

Bruce MacGregor

Trish Metz

#### 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:

1. **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.

2. **Zoom Webinar:** <https://us02web.zoom.us/j/88076668068?pwd=b3lXWnMwM2tybTk4SzIKMk5vT3NTUT09>  
**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, person 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 18), **Livestream** ([livestream.brewster-ma.gov](https://livestream.brewster-ma.gov)), or **Video recording** ([tv.brewster-ma.gov](https://tv.brewster-ma.gov)).

1. Call to Order
2. Declaration of a Quorum
3. Meeting Participation Statement
4. Recording Statement
5. Approval of Meeting Minutes
6. Applications:

#### Continued Applications:

**ZBA Case #22-14 Petitioner: Great Cape Co-op, Inc., 2624-2628 Main Street, Map 89, Lot 14.** The petitioner appeals from a Cease-and-Desist order of the Building Commissioner dated September 9, 2022, pursuant to MGL Chapter 40A, Section 8 and 15.

**ZBA Case #23-04 Applicants: Preservation of Affordable Housing, Inc./Housing Assistance Corporation, 0 Millstone Road, Map 98, Lot 12-0.** The applicants seek a Comprehensive Permit to construct 45 affordable rental units on 16.6 acres, pursuant to MGL Chapter 40B, Section 20-23.

#### New Applications:

**ZBA Case #23-07 Owner/Applicant: Stephen G and Catherine C McInnes, 6 Pilots Way, Map 15, Lot 83, in the RM zoning district.** The applicants seek a variance pursuant to section 179-52 of the Brewster zoning bylaw to construct a shed to be located 2ft. from both the side and rear property line.

**ZBA Case #23-08 Owner/Applicant: Ocean Edge Resort, LLC, 2907 Main Street, Map 90, Lot 160 in the RM zoning district.** The applicant seeks a special permit pursuant to section 179-25B of the Brewster zoning bylaw to change, extend or alter the non-conforming use of the property to include outdoor dining.

**ZBA Case #23-09 Owner/Applicant: Janice Marinello, 439 Paines Creek Road, Map 38 Lot 1 in the RM zoning district.** The applicant seeks special permits pursuant to sections 179-25B & 179-42.2B of the Brewster zoning bylaw to raze and replace a detached non-conforming single-family residential structure for use as an accessory dwelling unit (ADU). The lot is approximately 23,943 sq.ft.

7. Matters Not Reasonable Anticipated by the Chair
8. Next Meeting: May 9, 2023
9. Adjournment

**Date Posted:**  
3-16-2023

**Date Revised:**  
3-28-2023

**Received by Town Clerk:**