



**Zoning Board of Appeals  
Dudley Municipal Complex  
71 West Main Street  
Dudley, MA 01571**

**Minutes of Meeting  
July 01, 2021**

**In Attendance: George Slingo, Chairman  
Hugh Cushing  
John Glynn  
William LePage  
Wesley Pettit**

**Also in attendance: Kate Slingo for 92.5 Tracy Road. Abutters: Chandler Hall of 286 Dudley Southbridge Road, Roger Barlow 280 Dudley Southbridge Road.**

**Antonio Cerqueira for Depot Road Charlton LLC. Andy Baum from Summit Engineering.**

**Johnathan Androlewicz for 40 Fish Road. Abutter: Mary Plante 34 Fish Road.**

Meeting was called to order at 7:00PM by William LePage.

Pledge recited.

John Glynn made a motion to appoint Hugh Cushing as a voting member.  
Wesley Pettit second the motion  
Board Votes – passes unanimously.

**William LePage opens the public hearing for 92.5 Tracy Road. 7:04PM**

Kate Slingo speaks and explains what they are looking to do. They are looking to add a house on to the property which will leave 130 feet of frontage instead of the required 150 feet. 92B has sufficient frontage. It would be 92A that needs the variance.

Abutters Chandler Hall of 286 Dudley Southbridge Road and Roger Barlow of 280 Dudley Southbridge Road both express their concerns and their objections to the variance.

Hugh Cushing makes a motion to close the public hearing.

John Glynn seconds the motion

Board Votes – passes unanimously, public hearing is closed 7:09PM

The board informs Kate Slingo that they will make a site visit and she will be informed of their decision in 60-90 days.

**George Slingo opens the public hearing for Noble Street Lots 7:16PM**

Andy Baum describes the project still in process with Noble Street Lots. The original application has expired, and they are back in front of the board to ask for another variance. They are looking to change the lot size from 87,120 square feet to 43,560 square feet.

No abutters present.

John Glynn makes a motion to close the public hearing.

Hugh Cusing seconds the motion.

Board votes- - passes unanimously public hearing is closed 7:20PM

John Glynn makes a motion to grant the special variance.

William LePage seconds the motion.

Board votes – passes unanimously.

**George Slingo opens the public hearing for 40 Fish Road. 7:24PM**

Johnathan Androlewicz speaks and explains the variance that they are looking for on 40 Fish Road. The variance is for the front right corner which is about 20feet short of the required setback.

Abutter Mary Plante of 34 Fish Road spoke her concerns and objections.

John Glynn makes a motion to close the public hearing.

Hugh Cushing seconds the motion.

Board Votes – passes unanimously, public hearing closes at 7:29PM

John Glynn makes a motion to grant the variance requested.

Hugh Cushing seconds the motion

Board Votes – George Slingo Abstains. Motion passes.

**Approval of Minutes-May 6, 2021**

John Glynn makes a motion to approve the minutes as they are.

Wesley Pettit – seconds the motion.

Board votes – passes unanimously.

**New Business/Old Business – None**

**Adjourn:**

John Glynn made a motion to adjourn.

William Lepage seconds the motion.

Board votes- passes unanimously.

Meeting adjourned 7:33PM

Respectfully submitted,

*Amanda Jacobson*

*ZBA Clerk*