



**Zoning Board of Appeals  
Dudley Municipal Complex  
71 West Main Street  
Dudley, MA 01571  
Minutes of Meeting  
November 4, 2021**

**Meeting was called to order at 7:00PM by Chairman George Slingo  
Pledge recited.**

**Roll Call**

**In Attendance:** George Slingo Chairman  
John Julian  
Wesley Pettit  
John Glynn  
Hugh Cushing  
Roberto Sinni

**Public Hearing Fish Road Lot 3**

**Hearing opens at 7:03PM**

Thomas Brousseau is present representing George Goulas. He is looking for a special permit to build a single-family home in IND130. George and his wife bought the property in 2006 and shortly after they bought it the zone was changed to IND130. All abutting lots are single family homes so what they are looking to do is consistent with the neighborhood. The road is not made for heavy traffic that businesses would bring there.

Chairman George Slingo – We have called town counsel on this hearing, and it is their opinion that we can authorize a variance or special permit for a single family home in that zone.

Lynn of 36 Fish Road is an abutter and speaks before the board opposing this special permit request. She said herself and the other residents of Fish Road are planning on requesting that the area is changed from zone IND130 to RES87

Thomas Brousseau requests that he have some time to speak with the town's counsel himself and talk about the situation at hand. He withdraws the application for a special permit on behalf of George Goulas without prejudice.

John Glynn makes a motion to continue the hearing to the next meeting which is Thursday December 2, 2021.

Roberto Sinni seconds the motion

Board votes – passes unanimously

**Public Hearing 19 Progress Ave opens at 7:16PM**

Les Stevens – The house was 80% done when the permit was issued, and we were informed that we don't meet the requirement. In the past 24 months there have been no variances required to be issued. We're aligning with the rest of

the neighborhood. 6% driveway curb cuts is a very low limit. Most communities are closer to 10-12%.

No abutters present

John Glynn makes a motion to close the public hearing

Roberto seconds the motion

Board Votes – passes unanimously

John Glynn makes a motion to grant the variance of over 6% driveway curb cut for 19 Progress Ave

John Jullian seconds the motion

Board votes – passes unanimously

**Approval of Minutes October 7, 2021**

John Glynn makes a motion to accept the minutes as written

Wesley Pettit seconds the motion

Board votes – passes unanimously

**New Business/Old Business – None**

John Glynn makes a motion to adjourn

Roberto Sinni seconds the motion

Board votes – passes unanimously.

**Meeting adjourned 7:29PM**

Respectfully submitted,

*Amanda Jacobson*

*JBA Clerk*