

**MINUTES
MANCHESTER-BY-THE-SEA
ZONING BOARD OF APPEALS**

Meeting January 22, 2020

Members Present: Sarah Mellish (Chairperson), James Diedrich, John Binieris, Kathryn Howe, James Mitchell, and Brian Sollosy.

Members Not Present: None.

Ms. Sarah Mellish, the Chairperson, called the Meeting of the Manchester-by-the-Sea Zoning Board of Appeals ("ZBA") to Order at 7:00 p.m. Ms. Mellish introduced the ZBA members to those in attendance. Ms. Mellish stated that this meeting will be digitally recorded by Adele Ardolino, the ZBA Administrative Assistant, and requested that anyone who is also recording this meeting identify themselves. It is noted that the typed minutes represent the permanent record of the Board. The format of the hearing was explained to those in attendance by Ms. Mellish.

Ms. Mellish announced that she will change the order in which the applications will be heard and begin with The Shelving Rock Trust, 305 Summer Street first, followed by Michael Corsetti, 10 Old Wenham Way.

CONTINUED APPLICATIONS

Ms. Mellish introduced the continued application of **The Shelving Rock Trust/Marianne Coons** for an Appeal of an Administrative Decision, and/or other relief as may be necessary, to appeal the Building Inspector's Enforcement Order, dated July 31, 2019, ordering the Trust to cease using the property as a "commercial function facility," at **305 Summer Street**, Assessor's Map No. 9, Lot No. 3, in District E, filed with the Town Clerk on August 29, 2019.

Ms. Mellish explained as follows: On July 31, 2019, the Building Inspector issued an Order to stop using the property as a commercial function facility. The applicant appealed that Order to the ZBA within the thirty (30) days required. We held a hearing on September 25th and received a lot of input from residents in the area, particularly with respect to noise and other issues related to large functions. The ZBA members and the applicant agreed to continue the hearing to the January 22, 2020 meeting (tonight). On January 13, 2020 we received a letter from the applicant, The Shelving Rock Trust/Marianne Coons, requesting to withdraw their appeal without prejudice. Ms. Mellish read this letter into the record. Because the applicant has made a request to withdraw the Appeal, the ZBA needs to vote on that request tonight.

Ms. Mellish asked the ZBA members if they had any questions. Mr. Diedrich asked what will happen if the ZBA denies the withdrawal request, and Ms. Mellish replied that the ZBA will have to rule on the application. Mr. Diedrich asked if this application is withdrawn without prejudice that would leave a door open. Ms. Mellish replied not really, because there was a specific Order issued, they appealed that specific Order, and they had to make that appeal within thirty (30) days, which they did. They cannot come back and appeal it again, because the thirty

(30) day period is up. If we vote, we would allow the applicants to withdraw the appeal, so it would be as if they never filed the appeal and that the Building Inspector issued the Order, specifying the term "Commercial Function Facility," and Ms. Mellish read the Building Inspector's Order for the record. If the applicant withdraws without prejudice, the Building Inspector's Order will still stand.

Ms. Mellish explained that because this is a Public Hearing, I will entertain questions from the public with respect to the process, or if anyone has any questions or concerns. No one from the public responded.

Ms. Mellish stated that there was a letter received on January 13, 2020 from abutters at 301 Summer Street, 295 Summer Street, 15 Ocean Street, and 17 Ocean Street, requesting that the ZBA members uphold the Building Inspector's Order.

Ms. Mellish made a motion to accept the Withdrawal Without Prejudice of the application of **The Shelving Rock Trust/Marianne Coons** for an Appeal of an Administrative Decision, and/or other relief as may be necessary, to appeal the Building Inspector's Enforcement Order, dated July 31, 2019, ordering the Trust to cease using the property as a "commercial function facility," at **305 Summer Street**, Assessor's Map No. 9, Lot No. 3, in District E, filed with the Town Clerk on August 29, 2019.

Mr. Diedrich seconded the motion. Ms. Mellish, Mr. Diedrich, Mr. Binieris, Ms. Howe, Mr. Mitchell, and Mr. Sollosy voted unanimously to accept the Withdrawal, Without Prejudice of this application.

Ms. Marianne Coons on behalf of The Shelving Rock Trust signed the Withdrawal, Without Prejudice form, along with Ms. Mellish.

Ms. Mellish announced that this concludes The Shelving Rock Trust matter, and the Withdrawal, Without Prejudice will be filed with the Town Clerk.

Documents Produced: Letter from abutters at 301 Summer Street, 295 Summer Street, 15 Ocean Street, and 17 Ocean Street, dated January 13, 2020. Letter from Robert C. McCann, Esq., McCann & McCann, P.C., Danvers, MA, dated January 13, 2020.

Ms. Marianne Coons on behalf of The Shelving Rock Trust submitted a note that Mr. Curtis Hollingsworth, the Managing Trustee of Shelving Rock Trust, was present at the meeting to show his support.

Ms. Mellish introduced the continued application of **Michael Corsetti** for a Special Permit under Sections 6.1.2, and 7.5.2 of the Zoning By-Law, and/or other relief as may be necessary, to improve Old Wenham Lane to a 22 foot paved lane, following the existing alignment, except where right-of-way constraints require shift slightly to avoid encroachment on neighboring properties, and to provide adequate site access for residents and in the event of the need for first responders, at **10 Old Wenham Way**, Assessor's Map No. 32, Lot 130 in District A, filed with the Town Clerk on July 17, 2019.

Ms. Mellish explained that the ZBA began this public hearing on August 28, 2019. At that meeting Mr. Michael Corsetti ("the applicant") confirmed that there was no approved curb cut at 10 Walker Road. The ZBA advised the applicant to apply to the Planning Board for a Curb Cut. The applicant also indicated that he filed an application with the Conservation Commission, and it is my understanding that this application is still pending. The ZBA also requested that the applicant have his engineer attend the next ZBA meeting to explain the engineering report to us, because we found it a little overwhelming. There were issues raised in prior public hearings with respect to Deed restrictions and prior permit issues, which prohibits paving the private way. We have continued this application to the September 25, 2019 and November 20, 2019 meetings, and again to this January 22, 2020 meeting.

Ms. Mellish asked Mr. Corsetti if his engineer is present tonight, and Mr. Corsetti replied, "No, he couldn't make it, but I can answer any questions."

Mr. Diedrich stated that since the engineer isn't here and since the questions that we asked at ZBA meetings beginning in August through September, in October, and then again in November, it seems like if the engineer is not willing to come to support Mr. Corsetti, I don't see why we should continue to continue this application. The Curb Cut is still an open issue with the Planning Board. Ms. Mellish asked Mr. Corsetti if he has applied for a Curb Cut with the Planning Board, and Mr. Corsetti replied that he has not. Mr. Diedrich explained that the ZBA members requested that the engineer be present to give us the assurance that what you are proposing will not exacerbate the water runoff issues on the area of Walker Road.

Ms. Mellish asked Mr. Corsetti if anything has been changed in the road layout since the plans you originally provided to the ZBA, because it appears to me that the plans submitted and the engineering report was assuming that there was a road from Crooked Lane over to Walker Road, and Mr. Corsetti replied no. Ms. Mellish explained that her concern is what impact is there on the engineering study, if in fact there was no Curb Cut, and if in fact the road will be changed. Mr. Corsetti replied that there is no impact, because of the catch basin at the bottom of the lot, and the catch basin is on private property—my property. Ms. Mellish stated that if you don't have a curb cut, then you don't have a road going down to Walker Road. Ms. Mellish stated that the ZBA members have to approve a specific plan, and you have presented a plan to us that is assuming a curb cut, which hasn't been applied for with the Planning Board. Mr. Corsetti replied that a curb cut is for egress on and off the property regularly, and this is not going to be used for that purpose, so I don't see why there needs to be a curb cut. Mr. Diedrich asked what the road will be used for, and Mr. Corsetti replied that it will be used for emergency vehicles to use the driveway.

Ms. Mellish explained that a prior Town Board—probably the Planning Board when this property was originally divided, stated that a condition of the permit that was issued was that this road cannot be paved, and asked Mr. Corsetti what circumstances have changed that leads to the expectation that this ZBA Board should over-ride a prior Town Board? Ms. Mellish read the Deed restriction and a Permit with conditions into the record. Mr. Corsetti replied that he can't speak to the assumptions of other Town Boards, and doesn't think any private driveway Agreement over regulates your powers of the Board. Ms. Mellish replied that this is not private, this was a Wetlands Protection Act Commission, dated June 24, 1993; therefore, I am struggling approving a paved road to nowhere because you are not allowed to exit onto Walker Road,

unless you receive a curb cut. Ms. Mellish stated that it is the Planning Board's purview, not the ZBA, that if you want to have an entrance onto the street for any purpose, you are required to apply for a Curb Cut. Mr. Corsetti replied that it is for the use of emergency vehicles. Ms. Howe asked Mr. Corsetti how often he anticipates needing emergency vehicles needing access to this property, and Mr. Corsetti replied hopefully never, but I plan for the worst. Mr. Corsetti stated that he has not consulted with the Manchester-by-the-Sea Police or Fire Department regarding this matter.

Ms. Howe commented that Mr. Corsetti's application states that he will only be using existing drainage because the runoff is not going to be increased by the paving of the road. Mr. Corsetti replied that it is based on a country road design—the runoff runs into the woods so it doesn't need a full storm water system. If there were a lot of houses along the road, we would need a water shed, but there is a lot of forest for the water to drain in. Ms. Howe stated that this a protected wetlands area, and asked Mr. Corsetti if this proposed project will increase the water flow into the wetlands, and Mr. Corsetti replied that he believes there is an increase.

Mr. Binieris stated that he would like to have an overall understanding about the work that has been done over the last couple of months since the last ZBA meeting on November 20, 2020. Mr. Corsetti replied that there has been work on the second half of the driveway—the part of the driveway that wasn't included on the ZBA application, such as utility work, regrading, a little bit of widening some corners, and general cleanup, that didn't require a Building Permit. Ms. Mellish asked if this work impacts this engineer's study that was done, and Mr. Corsetti replied no, because the work wasn't done on that part of the road, but on the part of the road near the house. Mr. Corsetti continued that they have transported three (3) or four (4) machines through Walker Road, and this equipment is kept at the house. We will require approval from the Conservation Commission for this project.

Mr. Mitchell explained his concerns as follows: Mr. Corsetti has come before the ZBA more than once. We have asked that he apply for a Curb Cut from the Planning Board. We have asked that he have an engineer present to give us a presentation regarding exactly what is happening with this proposed project. The plans are at best to us ZBA members confusing. We are receiving contradictory information at each meeting, and I do not have a clear idea as to what is going on now than I did when you first presented your application to the ZBA. As Mr. Diedrich said earlier, I do not understand why the engineer isn't here, after our repeated requests to help present your case to the ZBA members. If I were to be asked to vote on this application tonight, I really don't have any basis for approval, based on the previous meetings, our requests, and the letter we received from the neighbors. The neighbors deserve an explanation of what the intent of the property is and we need a legitimate explanation of the whole project. Mr. Corsetti replied that he believes he has been extremely clear about the intent of the project.

Ms. Mellish explained that it would not be up to the ZBA to determine that there is a public safety need to widen the road—that would have to be determined from Public Safety officials. Mr. Corsetti agreed and stated that he is not asking the ZBA to make that determination. Ms. Mellish replied that Mr. Corsetti had included the emergency vehicle access issue on his ZBA application.

Ms. Mellish opened the meeting to the public.

Mr. John Carlson, 9 Walker Road, distributed a copy of his letter in opposition to the 10 Old Wenham Way application, with photographs to the ZBA and read it aloud.

Ms. Jessica Lamothe, 21 Walker Road, stated that she had called the police three (3) times one day, due to blasting on the 10 Old Wenham Way property. Ms. Lamothe also suggested that there should be better communications among the Town Boards. Ms. Mellish agreed that historically there has been the need for better communication among the Town Boards, but the Town Boards are presently working to resolve this issue. Mr. Diedrich stated that one of the members of the Planning Board has graciously given her time to attend ZBA meetings to help to improve communications. We are aware that what you say is correct, and we are trying to do a better job of communicating with the other Town Boards.

Mr. Michael Rosmarin, 13 Crooked Lane, asked the ZBA members if they are aware of what type house Mr. Corsetti is building. Ms. Mellish replied that it is her understanding that Mr. Corsetti received a Building Permit to construct a second floor. Mr. Rosmarin replied that this house is being marketed as a maximum security villa. Mr. Rosmarin stated that the previous owner of 10 Old Wenham Way was a gentleman with health issues and required significant first responder care involving the use of emergency vehicles, and entrance and exit to the property was not an issue. Mr. Rosmarin also expressed concern about water runoff.

Mr. Nick Armington, 6 Walker Road, stated that there is a January 6, 2020 letter from neighbors in the record. This letter cites opposition to any curb cut on the dangerous corner of Walker Road. My wife, Carolyn Armington and I would like to add our names to this letter. Mr. Armington made reference to the ZBA By-Laws regarding granting Special Permits that the proposed use shall not be detrimental to the surrounding neighborhood, and one of the conditions is impact on traffic flow and safety. Mr. Armington made reference to the Planning Board Vote Certificate, dated November 25, 2015, denying a curb cut at 10 Old Wenham Way.

Mr. Matthew Toner, 15 Walker Road, expressed concern that if Mr. Corsetti paves too near the curb that doesn't exist, it will be used and has already been used by construction vehicles.

Mr. Nick Armington, 6 Walker Road, referred to the project description in the ZBA application for 10 Old Wenham Way: The remaining portion of Wenham Way is unpaved and consists of approximately 1,000 feet of 16 foot wide graded crushed stone and 700 feet of rutted dirt road until it intersects with Walker Road. Mr. Armington explained that his property is directly across from 10 Old Wenham Way and I have never noticed a rutted road going out to this property, and there are trees presently there, not just bushes.

Mr. Diedrich stated that a few members of the ZBA have driven down there to look for this alleged road and couldn't find it. However, after some heavy equipment ran through it, it was obvious where they were running over, so I would tend to support what Mr. Armington just said.

Ms. Shannon Erdmann, 41 Walker Road, stated that she is glad that the Flood Zone was mentioned, because there are several houses below the grade of the driveway at 10 Old Wenham Way, so any water runoff into the wetland also goes into the back yards of many of these houses. Any topographical changes would have a drastic effect on these houses. Mr. Binieris stated that this is why the ZBA members have been asking Mr. Corsetti's engineer to attend the meeting to explain these issues. Ms. Erdmann explained that Mr. Carlson has a video of water runoff into his back yard on just a regular rainy day.

Mr. Jacek Makowski, 3-5 Walker Road, explained that he owns the land adjacent to 10 Old Wenham Way and also expressed concerns regarding water runoff.

Mr. James Aldrich, 20 Walker Road, expressed traffic and safety concerns, particularly at the curve at Walker Road, and suggested strongly that a curb cut not be allowed.

Ms. Mellish asked Mr. Corsetti if he has a response. Mr. Corsetti thanked everyone for their opinions and stated that he has a qualified, certified engineer who did the design. Ms. Mellish replied that she still has the challenge that the engineer designed a road that really isn't a road, but I don't believe the engineering study addressed anything with respect to entrance onto Walker Road, and that seems to be one of the potential issues. Ms. Mellish stated that she is extremely reluctant to support paving a road, which I would say goes to nowhere, without a curb cut.

Mr. Sollosy stated that there is also the issue of the deed restriction and added that his concern is that if we approve this application, it will become a mandate from the Town of Manchester-by-the-Sea that says that it is a public safety issue and has to be allowed.

Mr. Diedrich stated that Mr. Corsetti's engineer's stamp states that he is carrying a temporary permit from the State of Connecticut. Mr. Diedrich added that he is an engineer also, so this engineer's stamp is valid in Connecticut, we do not know if it is valid in Massachusetts. Mr. Corsetti replied that he is an engineer with his full permit.

Ms. Mellish asked the ZBA members what they would like to do. Mr. Mitchell suggested giving Mr. Corsetti the opportunity to return with his engineer, so that our questions and the questions from the neighbors can be satisfied. Ms. Mellish explained that the stumbling block is that Mr. Corsetti has failed to apply for a curb cut, and the curb cut is the responsibility of the Planning Board, not the Zoning Board of Appeals. I do not want a decision that we as the ZBA makes to impact the Planning Board's decision. I do not feel that there is sufficient substantiation that this construction will not exacerbate the flooding issues. There is nothing that has been presented to me that I would feel comfortable saying I don't feel that this will impact flooding issues, particularly when you look at that steep grade going down to Walker Road, and if there are already flooding issues I don't see that adding impervious surface is going to improve the situation. Mr. Sollosy stated that he would be reluctant to approve an application with a contingency. Mr. Corsetti stated that he was instructed by Sue Brown, the Town Planner, to go to the ZBA first.

Ms. Mellish explained that the other option to the applicant would be to withdraw the application with the Zoning Board of Appeals without prejudice, then go to the Planning Board,

obtain a curb cut—if that is appropriate, obtain approval from the Conservation Commission, and then submit an application to the Zoning Board of Appeals. Mr. Diedrich stated that we have made those steps clear several times already.

Ms. Shannon Erdmann, 41 Walker Road, expressed concern about the fact that Mr. Corsetti has gone before the Planning Board and Conservation Commission (who has issued a Cease and Desist Order) a few times already. Ms. Mellish replied that Mr. Corsetti's application with the Conservation Commission is still pending.

Jessica Lamothe, 21 Walker Road, asked if the Deed Restriction has been approved by the Planning Board, and Ms. Mellish replied no, that it is a private Deed Restriction that states that the road on 10 Old Wenham Way cannot be paved unless the Town of Manchester-by-the-Sea declares that it needs to be paved. Ms. Mellish explained that the challenge the ZBA members have is that we are presented with an application stating that Mr. Corsetti needs this road paved for safety issues, but the ZBA does not rule on safety issues. Mr. Diedrich explained that if the ZBA were to approve this application, the ZBA would be overriding the terms of the Deed Restriction. Ms. Mellish added that it would also be overriding the 1993 Town of Manchester-by-the-Sea Decision that states the road can't be paved.

Mr. Diedrich stated that he is not in favor of continuing this application. Mr. Diedrich explained that the ZBA members have heard this application since the August 28, 2019 ZBA meeting. We have asked a number of questions and none of them have been answered adequately or at all. I am not satisfied that we have received the information we have requested; therefore I feel that we either take a vote or allow the applicant to withdraw without prejudice. If it is withdrawn, Mr. Corsetti can reapply in the future. If the ZBA members vote to deny this application, then there is a two year waiting period before this application can be heard by the ZBA again.

Mr. Corsetti stated that nothing has changed, because it is the same design, and added that he is only trying to pave his own driveway and distributed a letter and packet to the ZBA members. The ZBA members reviewed the packet, and Ms. Mellish stated that the letter seems like a threat, and a Civil Rights accusation is very serious, and Mr. Corsetti replied that it is very serious, yes. Ms. Mellish asked Mr. Corsetti if he plans to sue the ZBA for a civil rights violation, if the ZBA does not support your application. Mr. Corsetti replied that he was going to sue anyway because of the previous October 23, 2019 meeting—the meeting he was told not to attend. Ms. Mellish replied that there was nothing done to your (Mr. Corsetti's) detriment at that meeting. Mr. Corsetti replied that the ZBA denied my application. Ms. Mellish replied that the ZBA members reversed that decision at the November 20, 2019 meeting and you (Mr. Corsetti) agreed to a Continuance. Ms. Mellish explained that the reason for the denial at the October 23, 2019 meeting was because we were led to believe that you were told to attend and bring your engineer and you were not there to sign off on a Continuance. Mr. Corsetti replied that he does not want to continue his application because this has gone on for a while. Ms. Mellish asked Mr. Corsetti if he would like to withdraw without prejudice, and Mr. Corsetti replied no.

Ms. Mellish explained to the ZBA members that she will be making an affirmative motion

Ms. Mellish made a motion to approve the continued application of **Michael Corsetti** for a Special Permit under Sections 6.1.2, and 7.5.2 of the Zoning By-Law, and/or other relief as may be necessary, to improve Old Wenham Lane to a 22 foot paved lane, following the existing alignment, except where right-of-way constraints require shift slightly to avoid encroachment on neighboring properties, and to provide adequate site access for residents and in the event of the need for first responders, at **10 Old Wenham Way**, Assessor's Map No. 32, Lot 130 in District A, filed with the Town Clerk on July 17, 2019.

Mr. Diedrich seconded the motion.

Ms. Mellish said "All in favor?" None of the ZBA members responded.

Ms. Mellish stated "All opposed?" Ms. Mellish, Mr. Diedrich, Mr. Binieris, Ms. Howe, Mr. Mitchell, and Mr. Sollosy voted not to approve this application.

Ms. Mellish stated that this application is not approved, because this application included a need to widen the road for first responders. No evidence was provided to the ZBA members that there was the need for first responders. Despite repeated requests, no engineer appeared in order to answer the ZBA members' questions and to clarify that, in fact, paving this road would not create a worse flooding situation for the neighborhood. Therefore, this application is denied under Section 7.5.2.

Ms. Mellish will write the Decision, and Ms. Howe will review it.

Documents Produced: Letter with photographs from Mr. John Carlson (not dated). Letter with attachments from Mr. Michael Corsetti, dated January 22, 2020.

Susan Kent, 13 Walker Road, asked the ZBA members if she could ask a couple of questions, and Ms. Mellish replied, yes, we are still in open public session. Ms. Kent explained as follows: There has been a lot of work that has been continuing, even though Mr. Corsetti wasn't supposed to, and he has done this in other towns. Mr. Corsetti has been using the access on Walker Road regularly, although he claims only once or twice, or that he left a backhoe there, and asked what the neighbors could do about it. Ms. Mellish replied that the ZBA members specifically told Mr. Corsetti at the first meeting (August 28, 2019) that he needed to apply for a curb cut from the Planning Board, before the ZBA could approve the application for the road. He has refused to do that because he didn't expect the curb cut to be approved, and he wanted the ZBA to approve the road, and then he was going to use the access anyway. The Building Inspector is the Enforcement Officer, not the ZBA. Ms. Howe said the abutting neighbors can legally install cameras or doorbell cams on their houses facing certain directions to capture activity in the neighborhood. Ms. Howe stated that she is not suggesting that anybody go on to Mr. Corsetti's property to install cameras or anything, but you can install cameras on your own property and angle them in such a way that it can capture any activity in the neighborhood. Ms. Howe added that the neighbors can go to the Building Inspector for advice.

Ms. Mellish explained that part of the problem is that the Fire Department issued Blasting Permits for the site, not realizing that they should have communicated with the Town Boards. Ms. Kent replied that the blasting shook all of the neighboring houses.

ADMINISTRATIVE MATTERS

ZBA Meeting Minutes: Review and approval of the November 20, 2019 meeting minutes.

The ZBA members stated that they have reviewed these minutes. Ms. Mellish gave Ms. Ardolino a copy of the suggested revisions to these minutes.

Ms. Mellish made a motion to approve the November 20, 2019 ZBA meeting minutes, with the required revisions.

Mr. Diedrich seconded the motion. Vote: Ms. Mellish, Mr. Diedrich, Mr. Mitchell, and Mr. Sollosy voted unanimously in favor of approving the November 20, 2019 ZBA meeting minutes, with the required revisions. Mr. Binieris and Ms. Howe were not present at the November 20, 2019 ZBA meeting.

ZBA Member Service Terms: Ms. Mellish stated that when we went from 5 year terms to 3 year terms, it resulted in almost all ZBA members' terms ending in 2021. Ms. Mellish asked if Mr. Mitchell would move from a first alternate to a full member, and Mr. Sollosy move from the second alternate to a first alternate, and both ZBA members agreed. Ms. Mellish then asked if anyone would be willing to extend their terms. Mr. Diedrich agreed to become an alternate, once his term is up in June of 2020. Mr. Binieris agreed to consider extending his term.

The ZBA members had a brief discussion regarding 10 Old Wenham Way. Ms. Howe stated that the engineer has been an Army Core Engineer, a Battle Engineer, and served in Iraq. Ms. Mellish stated that the house was originally built by a contractor for the Homeland Security. The first floor of the house was built that way and is unchanged, but Mr. Corsetti had the second floor constructed. Mr. Mitchell recalled the first site visit at 10 Old Wenham Way, when Mr. Corsetti would not allow the ZBA members to walk up to the house.

Adjournment: Ms. Murray made a motion to adjourn the meeting. Mr. Diedrich seconded the motion. Vote: Ms. Mellish, Mr. Diedrich, Mr. Binieris, Ms. Howe, Mr. Mitchell, and Mr. Sollosy voted unanimously in favor of adjourning the meeting. The meeting was adjourned at 8:23 p.m.

The next ZBA meeting will be held on Wednesday, February 26, 2020, and the site visit will be held on Saturday, February 22, 2020, beginning at 9:30 a.m.

Respectfully submitted,
Adele Ardolino, Administrative Assistant
Manchester-by-the-Sea Zoning Board of Appeals

These Minutes were approved by the members of the Zoning Board of Appeals on February 26, 2020.

N.B. These minutes are not verbatim. They are the clerk's interpretation of what took place at the meeting.