



ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5918

J. RANDOLPH BECKER, CHAIRMAN  
RICHARD L. SEEDEL  
DAVID G. SHEFFIELD

LENORE R. MAHONEY  
EXECUTIVE SECRETARY  
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ROBERT W. LEVY, VICE CHAIRMAN  
WALTER B. ADAMS  
DEREK B. REDGATE

April 10, 2020

2 pm

Remote Conference Call Business Meeting

Zoning Board of Appeals Members Present:

- J. Randolph Becker
- Richard L. Seegel
- David G. Sheffield
- Robert W. Levy
- Walter B. Adams
- Derek B. Redgate

Present were Tom Harrington and Chris Heep, Town Counsel.

Also present were Lenore Mahoney, Executive Secretary and Carol Richards, Technical Administrator, Zoning Board of Appeals.

Mr. Harrington discussed authorizing the executive secretary to sign decisions on behalf of the Board members from a legal standpoint, given the current state of emergency. He said that it is his understanding that the Norfolk County Registry of Deeds prefers to have wet signatures on the decisions.

Mr. Harrington said that it would be most productive to have the Board vote to waive its Rules & Regulations that require Board members to individually sign decisions. He said that the Board can vote to authorize the executive secretary to sign all decisions that issue during the state of emergency that was declared by Governor Baker.

The Board discussed tolling and appeal periods during the state of emergency, the supreme judicial court order, and Chapter 40A, Section 17 of M.G.L.

Mr. Becker discussed various ways to authorize the executive secretary to sign on behalf of the Board members.

Mr. Harrington discussed extending deadlines to get decisions out and holding hearings.

The Board discussed holding a business meeting to address upcoming hearings once it is known if the May 4, 2020 end of the state of emergency will be extended.

The Board discussed the remote meetings and hearings that have been held. Mr. Becker said that the format worked well for business meetings.

Mr. Harrington discussed Town Plans to scale back issuing building permits.

The Board discussed electronic applications.

The Board discussed temporary authorization for the executive secretary to sign decisions on behalf of the Board.

Mr. Levy moved and Mr. Seegel seconded the motion to authorize the executive secretary to sign all decisions on behalf of the Board that have been or will be issued during the State of Emergency declared by Governor Baker and to waive any of the Board's rules and regulation requiring that Board members sign decisions.

J. Randolph Becker voted, "Aye."

Richard L. Seegel voted, "Aye."

David G. Sheffield voted, "Aye."

Robert W. Levy voted, "Aye."

Walter B. Adams voted, "Aye."

Derek B. Redgate vote, "Aye."

Mr. Harrington said that the Chairman can unilaterally reschedule the public hearings. He discussed necessary notification and posting requirements.

The Board discussed scheduling a meeting to address accepting application and other materials before a public hearing.

As there was no further business to come before the Board, Mr. Seegel moved and Mr. Becker seconded the motion to adjourn the business meeting.

J. Randolph Becker voted, "Aye."

Richard L. Seegel voted, "Aye."

David G. Sheffield voted, "Aye."

Robert W. Levy voted, "Aye."

Walter B. Adams voted, "Aye."

Derek B. Redgate vote, "Aye."

The business meeting was adjourned at 2:40 pm.

Respectfully submitted,

Lenore R. Mahoney  
Executive Secretary