



PROPOSED MEETING AGENDA

140 Worcester Street, West Boylston, Massachusetts 01583

In accordance with the provisions of MGL 30A §§ 18-25

Zoning Board of Appeals	November 15, 2022
Board / Committee Name	Date of Notice
MEETING TO BE HELD REMOTELY ON ZOOM	TO JOIN ZOOM MEETING: SEE INSTRUCS. BELOW
Meeting Place	Conference Room Number or Location
THURSDAY, NOVEMBER 17/7:00 P.M.	Toby S. Goldstein, Secretary
Date / Time of Meeting	Clerk or Board Member Signature
N/A	N/A
Meeting CANCELLED or POSTPONED to:	Date of Cancellation or Postponement

Notices and Agendas are to be posted 48 hours in advance of the meetings, excluding Saturdays, Sundays and legal holidays. Please note the hours of operation at the Town Clerk's Office to ensure that this posting will satisfy this requirement.

This is the current list of topics that the Chair reasonably anticipates will be discussed at this meeting.

** Pursuant to Chapter 22 of the Acts of 2022, this meeting/public hearing will be conducted via remote means. No in-person attendance of members of the public will be permitted, and public participation in any public hearing conducted during this meeting shall be by remote means only. Members of the public who wish to access the meeting may do so by joining the Zoom Meeting in the following manner:

Join Zoom Meeting

<https://us06web.zoom.us/j/87017969630?pwd=SGtkOFVWZTJhYm1oc3VCc0RlRjM5QT09>

Meeting ID: 870 1796 9630 Passcode: 688758

Dial by your location (Phone): +1 646 558 8656 US (New York)

AGENDA

7:00pm Meeting to convene in Open Session
Minutes of August 18, 2022 Meeting

7:05 pm Public Hearing, to act on the petition of Carol McAdam, General Manager, CAM Hospitality, LLC, for Special Permit under zoning bylaws Section 3.2.F.4, to open a coffee shop restaurant with a drive-through and tables for indoor and outdoor seating at 181 West Boylston Street.

Next Scheduled ZBA Meeting – Thursday, December 15, 2022

7:30pm ZBA will motion and vote to move into Executive Session
-Pursuant to G.L. c. 30A, Section 21 (a)(3): "To discuss strategy with respect to... litigation if an open meeting may have a detrimental effect on the... litigating position of the public body and the Chair so declares." The Board will discuss discovery responses and strategy with respect to WB General 1, LLC vs. ZBA, Land Court C.A. 22 MISC 000210 (DRR) regarding 45 and 49 Central Street.

EXECUTIVE SESSION - MOTION BY CHAIR: I MOVE TO ENTER INTO EXECUTIVE SESSION UNDER THE PROVISIONS OF MASSACHUSETTS GENERAL LAWS, CHAPTER 30A, SECTION 21(a), PART 3, TO DISCUSS DISCOVERY RESPONSES AND STRATEGY WITH RESPECT TO WB GENERAL 1, LLC vs. ZBA, LAND COURT C.A. 22 MISC-000210 (DRR) REGARDING 45 AND 49 CENTRAL STREET, AS HAVING THESE DISCUSSIONS IN OPEN SESSION WOULD HAVE A DETRIMENTAL EFFECT ON THE TOWN'S LITIGATING POSITION.

- Roll call vote will be taken to enter Executive Session
- Roll call vote will be taken to leave Executive Session
- Announce that the ZBA reconvene in Open Session to adjourn the meeting