

ZONING BOARD OF APPEALS

Town of
BREWSTER
MASSACHUSETTS



Brian Harrison, Chair
Jeff Carter, Vice Chair
Patricia Eggers
Bruce MacGregor
Trish Metz
David Ayers
Corey Gill

Town Staff
Jon Idman, Town Planner
Lynn St. Cyr, Assistant Town Planner

ZBA MEETING AGENDA

MAY 12, 2026, 7:00 PM

Town Hall, 2198 Main St., Brewster, MA 02631

JOIN ZOOM MEETING

<https://us02web.zoom.us/j/88076668068?pwd=b3lXWnMwM2tybTk4SzIKMk5vT3NTUT09>

Meeting ID: 880 7666 8068 **Passcode:** 047258

JOIN MEETING BY PHONE

Call: (929) 436-2866 or (301)715-8592

Webinar ID: 880 7666 8068

Passcode: 047258

To request to speak: Press *9 and wait to be recognized.

WATCH OR LISTEN

Live TV: BGTV Channel 8 and HD Channel 1072 **Livestream:** livestream.brewster-ma.gov

Recorded Video: tv.brewster-ma.gov

- This meeting will be conducted in person at the time and location identified above.
- As a courtesy only, meeting access is provided to the public by remote options. The meeting or hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast unless it is a fully remote meeting.
- Members of the public, including applicants and representatives with a particular interest in an agenda item, should attend the meeting in-person.
- The board or committee may take official action including votes on any agenda item.
- Agenda items may be taken out of order at the Chair's discretion.

1. Call to Order
2. Declaration of a Quorum
3. Recording Statement: As required by the Open Meeting Law we are informing you the Town will be video and audio recording, as well as broadcasting this public meeting. If anyone else intends to video or audio record this meeting, they are required to inform the Chair.
4. Public Announcements and Comment: Members of the public may address the Zoning Board of Appeals (ZBA) on matters not on the meeting's agenda for a maximum of 3-5 minutes at the Chair's discretion. The ZBA cannot reply to statements made or answer questions raised during public comment but may add items presented to a future agenda.
5. **Public Hearing: ZBA Case No. 26-03:** Owners Christopher and Michele Cardinal have applied for a Special Permit pursuant to section 179-25B of the Brewster Zoning Bylaw to alter, extend or change a pre-existing, non-conforming single-family dwelling by constructing a front entry addition within the required front yard setback at 431 Lund Farm Way, Tax Map 100 Parcel 142, in the Residential Medium Density (RM) Zoning District. The Zoning Board of Appeals will consider and potentially vote whether to grant the special permit.
6. Approval of Meeting Minutes: April 14, 2026
7. For Your Information
8. Matters Not Reasonably Anticipated by the Chair
9. Next Meeting: June 9, 2026
10. Adjournment

Date Posted:
4/28/26

Date Revised:

Received by Town Clerk: