

## Town of Otis

# Board of Appeals

Town of Otis, Massachusetts  
ZONING BOARD OF APPEALS – Meeting Minutes May 4, 2026

Meeting held at the Town Hall and via Zoom 7:00pm – 7:21pm

### ZBA Members (Present):

- Travis Ward, Chairperson
- Wayne Woczyna, Member
- Jim Kauffman, Member
- Terry Gould, Member
- RoseAnn DeRupo, Member
- Gordon Middleton, Alternate
- Michele Zalot, Alternate

### ZBA Members (Absent):

- All Present

Lisa Crozier, ZBA Clerk  
Larry Gould, Town of Otis Building Inspector

### *Public Attendees:*

Don Chaffee, Chaffee Construction, Inc. - Representing Wayne D. McMillon, 633 Pine Road, Otis, MA 01029  
Brenda Pulaski (Owner), and Keith & Linda Pulaski

### *Abutters Correspondence:*

Eric B. and Dianne R. Remington of 641 Pine Road submitted an email in support of this project.

### **Agenda item #1: Open Meeting/Introductions**

Travis Ward, Chairperson, opened the meeting at 7:00pm. He discussed the process and had the Board introduce themselves. Travis welcomed Don Chaffee of Chaffee Construction, Inc. and all Public Attendees.

### **Agenda item #2:**

Subject of said hearing will be the application of Wayne D. McMillon, Trustee is for a variance to construct a detached garage in the side setback. The section of the bylaw this is under is 9.2 Zoning Board of Appeals, 9.2.2 Powers, 9.2.2(b). We will hear and decide appeals or petitions for variances from the terms of this by-law, with respect to particular land or structures, as set forth in G.L.c.40A, s10. The lot is listed in the Otis Assessor's records as Lot 20 on Map 17D; located at 633 Pine Road, Otis, MA.

**Don Chaffee** - They would like to build a 26' wide x 30' garage. Meets all the prior setbacks with exception of one side, 5' off the right side of the property. A utility pole makes this challenging, to get the septic system in with the leaching field on the left. Don went through the plans in detail with the Board. The garage is to have storage above it with a deck on the back, 8' x 16'.

**Travis opened it up to The Board**

**Wayne** – asked if the garage could be moved.

**Don** – this is a Perc-Rite system and he doesn't believe it can be moved due to the other properties well locations. It's a fairly new system, done 2019-2020.

**Terry** – asked if there was a possibility of them making something within the setback requirements – looking at power pole situation and setbacks, and overall a variance is very difficult to get. You must prove hardship for soil conditions, shape or topography and this doesn't meet any requirements for a variance. By moving the garage, he would be creating his own hardship and doesn't meet the requirements of MGL 40a s10. They could make the garage 5' smaller and then they wouldn't need to go to Zoning.

**Travis** – the overall width is 26'

**Terry** – and we'd need a 10' setback for accessory structure so requiring a variance for something you don't qualify for is difficult to justify.

**Gordon** – there doesn't appear to be enough separation from the propane tank to the new garage?

**Don** – stated that it's being moved forward 5'.

**Travis** – supports some of the comments by other Board Members re: supposed to be some type of a hardship and not a nicety. It is a 5' request so whether you take 2' off the building and 3' towards the leach fields some engineering could get them what they want without hurting anything. Travis also mentioned speaking to Eversource regarding the framing regulation within 10' of a 13 8 power line.

**Don** – has been dealing with them for several years and they are going to move the pole. Eversource is trespassing and it will eventually be moved 10' forward.

**Travis opened it up to the Public**

**Brenda Pulaski (Owner), and Keith & Linda Pulaski** – *which are immediate abutters* – they do not have any issues with it.

**Travis asked Lisa to read into the record the letter from The Remington's**

*April 30, 2026*

*Dear Members of the Zoning Board of Appeals,*

*We are writing to express our support for the variance application submitted by McMillon Wayde D, Trustee, regarding the property located at 633 Pine Road in Otis.*

*We own the neighboring property at 641 Pine Road, and have reviewed the proposed plan to construct a detached garage within the side setback. We are fully supportive of this request. Based on our familiarity with the property and the surrounding area, we do not believe the proposed garage will have any negative impact on our property or the neighborhood. To the contrary, we believe the improvement will be consistent with the character of the area and a reasonable use of the property.*

*We respectfully encourage the Board to approve the requested variance.*

*Thank you for your consideration.*

*Sincerely,*

*Eric B. Remington and Dianne R. Remington*

**Travis asked for any other comments, questions or ideas?**

**Wayne** – asked if the garage could be moved over 5', even if it's in front of the door, the pole is going to be moved anyway.

**Don** – at this width it now puts it into the leaching field.

**Motion to close the Public Hearing:** Jim Kauffman

**Seconded:** Terry Gould

**Travis** – opened for discussion from the Board. His comments are simply we have support from the community on this. Any approval on this has to last forever and not just for the homeowners that are there now. Overall if there is a variance of 5' being requested, maybe they should work out the 5' before first coming to the Zoning Board to be the first line.

**RoseAnn/Wayne/Terry** – supports what Travis said and then the applicant wouldn't need anything from the Zoning Board.

**Terry** – said they could withdraw without prejudice which gives them the opportunity to figure it out.

**Don** – happily withdrew without prejudice.

**Jim** – asked how long it would take to get a revision

**Don** – could be a couple months.

**Terry** – if he meets the 10' setback he wouldn't need to come back.

**Motion to Accept the Withdrawal:** Terry Gould

**Seconded:** Gordon Middleton

**All voted Aye (5-0-0)**

**Agenda item #3:** Approve minutes from August 4, 2025

**Motion to Approve:** Terry Gould

**Seconded:** Jim Kauffman

**All voted Aye (5-0-0)**

**Agenda item #4:** Old Business and New Business, Items unanticipated by the Chair  
Travis was glad to have everyone there in person. Glad to have a full Board as well.

**Agenda item #5:** Update from the Building Inspector

There is one application for June so far, and is expecting a second.

**Agenda item #6:** Next Meeting: **Monday**, June 1, 2025

**Agenda item #7:**

**Adjournment -**

**Motion to Adjourn:** Terry Gould

**Seconded:** Jim Kauffman

**Meeting adjourned:** 7:21pm