



Provider No. 2510 Course No.

## Metro-West Building Officials

### Meeting Notice

September 20, 2022

9:00 AM -12:00 PM



**Place:** Grafton Library  
35 Grafton Common  
Grafton, MA 01519

or

[Join by Zoom](#)

**This month's presentation's**

**Land Use Law**

*presented by*

**Joseph M. Antonellis**

### Topics of Discussion

- \* **MGL 81L lots created by the division of land under the subdivision control law's "existing structures exemption," codified in Massachusetts General Laws ("M.G.L.") c. 41, § 81L ("§ 81L") did not entitle the existing structures on newly divided lots "grandfather" protection against new zoning nonconformities created by the division and that a variance is required for such new zoning nonconformities.**
- \* **Protection for Grandfathered Structures and Uses**
- \* **No Variance Necessary to Increase Preexisting Nonconformity; c. 40A § 6 Finding Sufficient**

Joseph M. Antonellis is presently of Counsel to and former partner of the law firm of Mayer, Antonellis Jachowicz and Haranas, LLP located in Framingham. Prior to his association with the firm, Mr. Antonellis was a sole practitioner in Milford. Mr. Antonellis has spent considerable time over the past thirty-five years representing real estate developers before local and state agencies in the permitting of residential, commercial, and industrial projects.

Among the many projects he has worked on are: The Highfields Golf & Country Club (and residential subdivision) in Grafton; a 525 Megawatt Natural Gas fired power plant for Florida Power & Light in Bellingham; the new Amazon warehouses in Milford (Depot Street) and Uxbridge (Douglas Road/146); Walden Woods, Laurelwood and Birch Hill Condominium projects in Milford, Solid Waste Transfer Station in Northbridge; 9 hole Executive Par 3 Golf Course in Northbridge; permitting of the multiple new auto dealerships in Mendon, MA; permitting an 80,000 square foot cannabis cultivation facility and retail store in Millbury, multiple cannabis cultivation facilities in Milford. He has also served as general counsel to MutualOne Bank, Framingham.

He is a 1972 graduate of Villanova University, and a 1984 cum laude graduate of New England Law. He formerly served on the Executive Committee of the Worcester County Bar Association and is a former member of REBA's Land Use and Zoning Committee.



Robert Berger is inviting you to a scheduled Zoom meeting.

Topic: September 20 2022 Metro-West Meeting

Time: Sep 20, 2022 09:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/86091813389?pwd=N1VRNE1HVEVUUHkyM3MyY2JKdmY0UT09>

Meeting ID: 860 9181 3389

Passcode: 768234

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Meeting ID: 860 9181 3389

Passcode: 768234 Find your local number: <https://us06web.zoom.us/j/kcJUqRWGWL>

Any questions please call

Robert Berger

President Metro-West Building

(508) 414-8986

[robert.berger@mwboa.org](mailto:robert.berger@mwboa.org)