

ZBA MEETING ATTENDANCE

MEETING OF: 4/9/2019

Robert Shaw
Jack Currier
J.P. Boucher
Mariellen MacKay

✓
✓
✓

Jay Minkarah
Steve Lionel
James Welch
Efstathia Booras

✓
✓
✓

APPROVAL OF MINUTES

Minutes of 4/1/19

MOTION BY:

SECONDED BY:

Corrections:

APPROVED

DENIED

TABLED

Minutes of _____

MOTION BY:

SECONDED BY:

Corrections:

APPROVED

DENIED

TABLED

STAFF ATTENDANCE

Carter Falk ✓

Marcia Wilkins _____

REGIONAL IMPACT

Yes _____

No ✓

9/16 pm
Adjourn - Jack Currier
Steve Lionel

ZONING BOARD OF ADJUSTMENT

MEETING OF: 4/9/19 CLERK OF ZBA: Mariellen MacKay
 ADDRESS OF ZBA REQUEST: 10 Forest Park Dr
 PETITIONER: Teresa Richard OPTIONEE/LESSEE: _____
 VOTING: S. Lionel, J. Currier, E. Booras, J P Boucher, M MacKay

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	Approve	J P Boucher	M MacKay	5	0	

Reason for granting/denial: from Land use code Sec 196-32 To exceed min. size ADU 750 sq ft permitted - 852 sq ft proposed. Board voted unanimously in favor of all 5 conditions as written.

VARIANCE: REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

USE VARIANCE: EXCEPTION #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

SPECIAL EXCEPTION REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

SPECIAL EXCEPTION REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

PETITION FOR REHEARING/APPEAL FO ZONING ADMIN	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

ZONING BOARD OF ADJUSTMENT

MEETING OF: 4/9/19

CLERK OF ZBA: Mariellen MacKay

ADDRESS OF ZBA REQUEST: 116 Perimeter Rd

PETITIONER: Ashlyn Rockwell

OPTIONEE/LESSEE: Perimeter Pay LLC

VOTING: J. Minkarah, S. Lionel, J. Currier, J.P. Bouchey, M. MacKay

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	Approve	J Currier	S Lionel	5	1	

Reason for granting / denial: from land use code Section 190-15, Table 15-1 (251) to allow an Irish Dance school in a portion of an existing multi-tenant bldg. All 5 criteria are met

VARIANCE: REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting / denial: _____

USE VARIANCE: EXCEPTION #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting / denial: _____

SPECIAL EXCEPTION REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting / denial: _____

SPECIAL EXCEPTION REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting / denial: _____

PETITION FOR REHEARING/APPEAL FO ZONING ADMIN	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting / denial: _____

ZONING BOARD OF ADJUSTMENT

MEETING OF: 4/9/19 CLERK OF ZBA: Mariellen MacKay

ADDRESS OF ZBA REQUEST: 101 Farley Rd

PETITIONER: Bunda Lavoie / Tim Penancho OPTIONEE/LESSEE: _____

VOTING: S. Lionel, J. Currier, E. Booras, J.P. Currier, M. MacKay

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	<u>Approve</u>	<u>J.P. Boucher</u>	<u>E. Booras</u>	<u>4</u>	<u>1</u>	<u>J. Currier</u>

Reason for granting / denial: Land use code Section 190-264 to exceed maximum accessory use are 40% permitted, 78.9% req. to construct a 48x303-bay garage. All 5 criteria are met according to the Board.

VARIANCE: REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting / denial: _____

USE VARIANCE: EXCEPTION #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting / denial: _____

SPECIAL EXCEPTION REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting / denial: _____

SPECIAL EXCEPTION REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting / denial: _____

PETITION FOR REHEARING/APPEAL FO ZONING ADMIN	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting / denial: _____

ZONING BOARD OF ADJUSTMENT

MEETING OF: 4/9/19 CLERK OF ZBA: Mariellen MacKay

ADDRESS OF ZBA REQUEST: 2142 Fairmount St

PETITIONER: Bruce Kurville OPTIONEE/LESSEE: _____

VOTING: J. Min Karah, S. Lionel, J. Currier, JP Bouchu, M. MacKay

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	Approve	J	m mccKay	5	9	

Reason for granting/denial: Land use code Section 190-16 Table 16-3 minimum lot frontage 43.9 ft existing 50 ft req. minimum lot width 48.77 ft existing 60 ft req. both req. to sub divide 1 lot into 2 lots - new single family home. Large lot 5722 small request to conform

VARIANCE: REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____ All 5 criteria are met according to the Board.

USE VARIANCE: EXCEPTION #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

SPECIAL EXCEPTION REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

SPECIAL EXCEPTION REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

PETITION FOR REHEARING/APPEAL FO ZONING ADMIN	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

ZONING BOARD OF ADJUSTMENT

MEETING OF: 4/9/19 CLERK OF ZBA: Mariellen Mackay

ADDRESS OF ZBA REQUEST: 391 Lake St

PETITIONER: Richard & Patricia Jennings OPTIONEE/LESSEE: Echo Development LLC

VOTING: S. Lionel, J. Currier, E. Booras, JP Bouchon, M. Mackay

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	Deny	J Currier	S Lionel	5	✓	

Reason for granting/denial: use variance code sect 190-15 Table 15-1 (1.5) to allow 6 unit multifam bldg. property can be utilized differently - too large a request - 4 of 5 criteria are NOT met

VARIANCE: REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	Deny	J Currier	M Mackay	5	✓	

Reason for granting/denial: ana variance code sect 190-16 Table 16-3 - min lot area 43,500 sq ft. req. 20,032 sq ft exist. Does not meet any of the 5 criteria. Too large -

USE VARIANCE: EXCEPTION #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

SPECIAL EXCEPTION REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

SPECIAL EXCEPTION REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

PETITION FOR REHEARING/APPEAL FO ZONING ADMIN	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____