

ZBA MEETING ATTENDANCE

MEETING OF: 5/28/19

Robert Shaw
Jack Currier
J.P. Boucher
Mariellen MacKay

✓

✓

Jay Minkarah
Steve Lionel
James Welch
Efstathia Booras

✓

APPROVAL OF MINUTES

Minutes of N/A

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 ✓

Adjourn 8:42 pm
JP - Jay

ZONING BOARD OF ADJUSTMENT

MEETING OF: 5/28/19 CLERK OF ZBA: Mariellen MacKay

ADDRESS OF ZBA REQUEST: 12 Lottysburg Dr

PETITIONER: Charles Okorie OPTIONEE/LESSEE: Paula Smith 2014 Rev Trust

VOTING: J. MinKarah J P Bouchery M. MacKay

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	<u>Approve</u>	<u>J P Bouchery</u>	<u>M MacKay</u>	<u>3</u>	<u>0</u>	

Reason for granting/denial: Land use code Section 190-16 Table 16-3 to encroach 5' into the 10' required wide yard set back to construct an attached 2-car garage. The Board fulfills all 5 criteria on with unanimous vote

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: 5/26/19 CLERK OF ZBA: M. MacKay

ADDRESS OF ZBA REQUEST: 111-113 Lock St

PETITIONER: Lefavor Jolie LLC OPTIONEE/LESSEE: Raymond Ernie In Her Trust

VOTING: J. Minkarah, J.P. Boucher, M. MacKay

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	Approve	Boucher	Minkarah	3	0	

Reason for granting / denial: variance from local use code section 190-15, Table 15:1 (15) To remove existing bldg & construct 2 multi-family bldgs w/ 18 units & site improvements. All 5 criteria are met unanimous vote of 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: 5/28/19 CLERK OF ZBA: Mariellen MacKay

ADDRESS OF ZBA REQUEST: 11 Penobscot Rd

PETITIONER: Rousseau Enterprises OPTIONEE/LESSEE: Mary Jane + Benjamin Lugo

VOTING: J. Minkarah, J P Bouchey, M MacKay

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	<u>Approve</u>	<u>J P Bouchey</u>	<u>m MacKay</u>	<u>3</u>	<u>0</u>	

Reason for granting / denial: Variance from land use code Sect. 190-16 Table 16-3 to encroach up to 17' into 20' front setback to construct an attached 2-car garage on land use code sect. 190-112 (c) to exceed max gub. width, 18' existing on an add. 15' and 15' of 74' width of 36' - max 24' permitted. Board seeks all 5' clearance with-in character of the neighborhood

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: 5/28/19 CLERK OF ZBA: Mariellen MacKay

ADDRESS OF ZBA REQUEST: 13 Fulton St

PETITIONER: Job Diamond OPTIONEE/LESSEE:

VOTING: J. Minkarah, J.P. Boucher, M. MacKay

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	Approve	J.P. Boucher	J. Minkarah	3	0	

Reason for granting/denial: variance from land use code Sect 190-16 Table 16-3. encroach 6'3" into the 7' req side set back; encroach 8'5" in the 10' req front set back & encroach up to 6'8" into 10' front yard set back to construct 3rd floor addition. Board feel all 5 criteria have been met

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Reason for granting/denial:

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

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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: 5/28/19 CLERK OF ZBA: Mariellen MacKay

ADDRESS OF ZBA REQUEST: 87 Amherst St

PETITIONER: State Farm c/o Carolyn Parker OPTIONEE/LESSEE: Aldebaran Properties, Peter Nash

VOTING: J. Minkarah, J.P. Bouchey, M. MacKay Rev. Trout

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	Approve	J.P. Bouchey	M. MacKay	3	0	

Reason for granting/denial: Variance from land use code Sect. 190-101 Table 101-7.1 exceed max. # ground signs per premise / permitted 1 existing (off Sargent Ave) / additional sign proposed to exceed max ground sign area, 10 sq ft permitted 18 sq ft proposed. All 5 critics have been met unanimously support

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Reason for granting/denial:

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

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

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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: