

ZBA MEETING ATTENDANCE

MEETING OF: 6/11/19

Robert Shaw
Jack Currier
J.P. Boucher
Mariellen MacKay

Not Present
Present
Present
Not Present

Jay Minkarah
Steve Lionel
James Welch
Efstathia Booras

Present
Present
Not Present
Present

Nikolas Kanarkis

Present

APPROVAL OF MINUTES

Minutes of

May 14, 2019

MOTION BY:

Boucher

SECONDED BY:

Currier

Corrections:

None

Boucher
Currier
Lionel
Kanarkis
Booras

APPROVED

DENIED

TABLED

Minutes of

NA

MOTION BY:

SECONDED BY:

Corrections:

APPROVED

DENIED

TABLED

STAFF ATTENDANCE

Carter Falk

Present

Marcia Wilkins

Not Present

REGIONAL IMPACT

Yes

No

✓

Unanimous

Voting:

Booras
Minkarah
Boucher
Currier
Lionel

ZONING BOARD OF ADJUSTMENT

MEETING OF: 6/11/19 CLERK OF ZBA: Currier (acting)

ADDRESS OF ZBA REQUEST: 4 Fox St

PETITIONER: Michael Cirini, Angela Cirini-Huy OPTIONEE/LESSEE: Abby Daniel Muller

VOTING: Boucher, Currier, Lunel, Booras, Munkarah

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

Reason for granting / denial: _____

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:
	<u>Grant</u>	<u>Boucher</u>	<u>Booras</u>	<u>Unanimous</u>		

Reason for granting / denial: The five criteria for a Special Exception is met by the application. The shed is in character of the neighborhood and is ~~not~~ within ^{meets} the setback criteria.

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: 6/11/19 CLERK OF ZBA: Currier (Acting)

ADDRESS OF ZBA REQUEST: 5 Freshwater Ct

PETITIONER: Michael Armand, Sheila Little OPTIONEE/LESSEE: _____

VOTING: Boucher Currier, Lionel Minkarah, Nikolas Kimerky

VARIANCE: REQUEST #1	MOTION <u>DENY</u> Grant	1 ST <u>Lionel Den</u>	2 ND <u>Minkarah</u>	IN FAVOR <u>Currier Kimerky</u>	OPPOSED <u>Boucher</u>	WHO OPPOSED:
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Reason for granting / denial: The majority of the board finds that the applicants proposed use could be reasonably achieved by other means and that the spirit + intent of the ordinance is not met.

VARIANCE: REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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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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Reason for granting / denial: _____

SPECIAL EXCEPTION REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

SPECIAL EXCEPTION REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

PETITION FOR REHEARING/APPEAL FO ZONING ADMIN	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

ZONING BOARD OF ADJUSTMENT

MEETING OF: 6/11/19 CLERK OF ZBA: Carrier (Acting)

ADDRESS OF ZBA REQUEST: 35 Norton Rd

PETITIONER: Tom Zajac, Hayner Harrison Lnc OPTIONEE/LESSEE: Etchstone Properties, Inc

VOTING: Boucher, Currier, Lionel, Nikolas Knerkis, Reeves

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

VARIANCE: REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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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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Reason for granting / denial: _____

SPECIAL EXCEPTION REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: The 5 Special Exception Criteria for wetland disturbance have been met in this application. Also the 9 Wetland Criteria are met. The June 5, 2019 NCC approval letter,

SPECIAL EXCEPTION REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: and the 5 stipulations are part of the record and motion of approval!

PETITION FOR REHEARING/APPEAL FO ZONING ADMIN	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

ZONING BOARD OF ADJUSTMENT

MEETING OF: 6/11/19 CLERK OF ZBA: Currier (Acting)

ADDRESS OF ZBA REQUEST: 9 Reservoir St

PETITIONER: Michael Petrovich, architect OPTIONEE/LESSEE: Theodore Pinera, Multi label - pinera

VOTING: Boucher, Currier, Lionel, Booras, Mabeuf

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	<u>Grant</u>	<u>Lionel</u>	<u>Booras</u>	<u>Unanimous</u>	<u>None</u>	

Reason for granting/denial: The Board finds that the 5 criteria are met in the application. The benefit cannot be met by some other method reasonably feasible.

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: 6/11/19 CLERK OF ZBA: Currier (Acting)

ADDRESS OF ZBA REQUEST: 122 Peck Rd

PETITIONER: Liam Leary, architect OPTIONEE/LESSEE: Marc & Sarah Angotti

VOTING: Roucher, Currier, Lionel, Munkarah, Kinarkus

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

VARIANCE: REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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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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Reason for granting / denial: _____

SPECIAL EXCEPTION REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	<u>Grant</u>	<u>Lionel</u>	<u>Munkarah</u>	<u>Unanimous</u>	<u>none</u>	

Reason for granting / denial: The Board finds that the 5 criteria for a special exception and the 9 stipulations for Accessory Dwelling units are met with this application. The applicant has testified that

SPECIAL EXCEPTION REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: that no additional runoff will be generated by the construction

PETITION FOR REHEARING/APPEAL FO ZONING ADMIN	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____