

ZBA MEETING ATTENDANCE

MEETING OF: 6/25/19

Robert Shaw
Jack Currier
J.P. Boucher
Mariellen MacKay

✓
✓
✓

Jay Minkarah
Steve Lionel
James Welch
Efstathia Booras
Nick Kanakis

✓
✓
✓
✓

APPROVAL OF MINUTES

Minutes of May 28, 2019

MOTION BY: J.P. Boucher

SECONDED BY: R. Shaw

Corrections: Approved

4-0

APPROVED

DENIED

TABLED

Minutes of June 11, 2019

MOTION BY: J.P. Boucher

SECONDED BY: R. Shaw

Corrections:

APPROVED

DENIED

TABLED

STAFF ATTENDANCE

Carter Falk ✓

Marcia Wilkins _____

REGIONAL IMPACT

Yes _____

No ✓

Adjourned - 7:36 pm

R. Shaw
S. Lionel

ZONING BOARD OF ADJUSTMENT

MEETING OF: 6/25/19 CLERK OF ZBA: Mariellen MacKay

ADDRESS OF ZBA REQUEST: 4 Faxon Ave

PETITIONER: Michael & Amanda Basraji OPTIONEE/LESSEE: _____

VOTING: S. Lionel, R. Shaw, JP Bouchen, M. MacKay

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	<u>Approve</u>	<u>JP Bouchen</u>				

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>Approve</u>	<u>JP Bouchen</u>	<u>S Lionel</u>	<u>4</u>	<u>0</u>	

Reason for granting / denial: special exception from land use code Sect. 190-47C(B) to allow a major home occupation - in home music studio. Second issue is parking for pick-up & drop-off must be in driveway @ 4 Faxon Ave. All criteria is met Board

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: _____

Handwritten notes:
L.S.
L.S.
L.S.
L.S.
L.S.

ZONING BOARD OF ADJUSTMENT

MEETING OF: 6/25/19 CLERK OF ZBA: Mariellen MacKay

ADDRESS OF ZBA REQUEST: 7 Toller St

PETITIONER: Larry Vittle OPTIONEE/LESSEE: Toller St Properties Inc

VOTING: S. Lionel, R. Shaw, J P Bouchon, M. MacKay

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	Approve	S Lionel	R shaw	4	0	

Reason for granting / denial: Variance from land use code 190-16, Table 16-3 To encroach 5' into the 7' req. R side yard set back to maintain existing 5'x14' open deck. Board feels all criteria are met. Board is unanimous. Improves safety concerns

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:
	Approve	S Lionel	R shaw	4	0	

Reason for granting / denial: special exception Land Use Code 190-119 TO expand a non-conforming use. Board is unanimous. Board feels it will improve safety. All criteria is met

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: 6/25/19 CLERK OF ZBA: Mariellen MacKay

ADDRESS OF ZBA REQUEST: 90 Lake St

PETITIONER: Richard Maynard, mg. OPTIONEE/LESSEE: Matthew Lambert

VOTING: S. Lionel, R. Shaw, J P Boucher, M. MacKay

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	Denial	R Shaw	S Lionel	4	0	

Reason for granting / denial: variance from land use code Sect 190-16 Table 16-3 for lot density to reduce existing 13,610 sq ft lot w/ 3-unit multi-family bldg to a 7,610 sq ft lot - 18,669 sq. ft. by subdividing one 6,400 sq ft lot - 11 sq zoning ID of lot and concerns need to be addressed w/ city Hall not new home construction

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

Reason for granting / denial: Criteria is NOT into decision

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: _____