

ZBA MEETING ATTENDANCE

MEETING OF: 8/13/19

Robert Shaw	<u>Present</u>	Jay Minkarah	<u>present</u>
Jack Currier	<u>Present</u>	Steve Lionel	<u>Present</u>
J.P. Boucher	<u>Present</u>	James Welch	<u>Not Present</u>
Mariellen MacKay	<u>Not Present</u>	Efstathia Booras	<u>Present</u>
		Nick Kanakis	<u>present</u>

APPROVAL OF MINUTES

Minutes of July 23, 2019

MOTION BY: Boucher

SECONDED BY: Lionel

Corrections:

voting: Boucher, Currier, Shaw, Minkarah, Lionel

APPROVED

DENIED

TABLED

Minutes of N/A

MOTION BY:

SECONDED BY:

Corrections:

APPROVED

DENIED

TABLED

STAFF ATTENDANCE

Carter Falk present

Marcia Wilkins not present

REGIONAL IMPACT

Yes _____

No NO unanimous

ZONING BOARD OF ADJUSTMENT

MEETING OF: 8/13/19 CLERK OF ZBA: Currier, Acting

ADDRESS OF ZBA REQUEST: 7, 9, & 11 Dumaine Ave

PETITIONER: GIMAK Properties, LLC OPTIONEE/LESSEE: Interconnect Investments LLC

VOTING: Boucher, Currier, Shaw, Lionel, Kinakis

USE

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	<u>DENY</u>	<u>SHAW</u>	<u>CURRIER</u>	<u>UNANIMOUS</u>		

Reason for granting/denial: The Board finds the variance is not needed given the historical use as single family homes. The higher density of 3 to 16 units is not in the spirit of the ordinance. The Board

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

Reason for granting/denial: acknowledges that there is higher density on the adjacent street, but this street has the character of single family homes. The Board has no opinion on the effect to surrounding

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

Reason for granting/denial: property values and believes that the higher density is contrary to public interest.

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: 8/13/19 CLERK OF ZBA: Currier (Acting)

ADDRESS OF ZBA REQUEST: 27 Serotta Ave

PETITIONER: Christopher Long OPTIONEE/LESSEE: Kathleen Paulsen

VOTING: Efsthia Booras, Boucher, Currier, Scott Shew, Lionel

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>LIONEL</u>	<u>BOORAS</u>	<u>UNANIMOUS</u>		

Reason for granting / denial: The five criteria for a Special Exception (ADU) is met by the application. The Board also concurs that the 9 criteria for an ADU is met by the application.

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: 8/13/19 CLERK OF ZBA: Currier (Acting)

ADDRESS OF ZBA REQUEST: 116 Pollard Rd

PETITIONER: John Landt + Pamela Cox OPTIONEE/LESSEE: _____

VOTING: Boucher, Currier, Shaw, Minkarah, Lionel

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	<u>GRANT</u>	<u>SHAW</u>	<u>LIONEL</u>	<u>UNANIMOUS</u>		

Reason for granting/denial: The five criteria for an area variance is met with this application. The Board finds that the placement of the house - at a slight angle to the lot, results in the need for

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

Reason for granting/denial: a small encroachment at the rear of the garage.

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: 8/13/19 CLERK OF ZBA: Currier (Acting)

ADDRESS OF ZBA REQUEST: 4 Cushing Ave

PETITIONER: Matthew + Leah Donahue OPTIONEE/LESSEE: _____

VOTING: Boucher, Kinokis, Currier, Shaw, Lyone

VARIANCE: REQUEST #1	MOTION GRANT	1 ST BOUCHER	2 ND SHAW	IN FAVOR UNANIMOUS	OPPOSED	WHO OPPOSED:
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Reason for granting/denial: The five criteria for the variance is met with this application. The fact that the property has a detached garage ~~require~~ result in a need for this ~~land use~~ accessory use overage

VARIANCE: REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting/denial: of ~~110~~ is needed

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: 8/13/19 CLERK OF ZBA: Currier (Acting)

ADDRESS OF ZBA REQUEST: 12 Wateredge Dr

PETITIONER: Janet & Ike Mattie OPTIONEE/LESSEE: _____

VOTING: Boucher, Boores, Currier, Shew, Lione

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	<u>GRANT</u>	<u>BOUCHER</u>	<u>SHAW</u>	<u>UNANIMOUS</u>		

Reason for granting/denial: The Board finds that the five criteria for an area variance is met by this application. The fact that an existing chimney is on the right side

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

Reason for granting/denial: at the house, the Board finds that the width is reasonable.

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: 8/13/19 CLERK OF ZBA: CURRIER (ACTING)

ADDRESS OF ZBA REQUEST: 200 Innovative Way

PETITIONER: Atty. Prunier, Prunier & Pedroni OPTIONEE/LESSEE: John J. Flattley Company

VOTING:

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:

Application withdrawn by Attorney Prunier at 7:30 pm

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: