

ZBA MEETING ATTENDANCE

MEETING OF: 10/22/19

Robert Shaw
Jack Currier
J.P. Boucher
Mariellen MacKay

✓
✓
✓

Jay Minkarah
Steve Lionel
James Welch
Efstathia Booras
Nick Kanakis

✓
✓
✓

APPROVAL OF MINUTES

Minutes of 9.24.19

MOTION BY: JP Boucher

SECONDED BY: R. Shaw

Corrections:

APPROVED

DENIED

TABLED

Boucher, Shaw, Booras, Minkarah, Mackay

Minutes of 10.8.19

MOTION BY: JP Boucher

SECONDED BY: N. Kanakis

Corrections:

APPROVED

DENIED

TABLED

Shaw, Boucher, MacKay, Kanakis, Minkarah

STAFF ATTENDANCE

Carter Falk ✓

Marcia Wilkins _____

REGIONAL IMPACT

Yes _____ N/A

No _____

Adjourned: 9:00 pm

Motion: J. Minkarah - R. Shaw

MacKay, Boucher, Kanakis

ZONING BOARD OF ADJUSTMENT

MEETING OF: 10/22/19 CLERK OF ZBA: Mariellen MacKay
 ADDRESS OF ZBA REQUEST: 476 Anheuser St
 PETITIONER: Rottman + Hollis PA OPTIONEE/LESSEE: America Real Estate Company
 VOTING: J. Minkarah, R. Shaw, E. Booras, J.P. Bouche, M. MacKay

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: Special Exception from Land Use Code Sect. 190-115 To work on 40' ft. "other" wetland & wetland buffer to allow for installation of an underground sewer pipe. 10. a) 2 stipulations met. Board unanimous in its approval. Confirms sent a letter of recommendation. All 9 citizens are met. 2 day RESTORATION project. All 5 sp. exception criteria are met.

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: 10/22/19 CLERK OF ZBA: Mariellen MacKay

ADDRESS OF ZBA REQUEST: 255-269 Arhond St

PETITIONER: ID Associates OPTIONEE/LESSEE: Chap Acquisition LLC

VOTING: A. Kanakis, T. Min Karah, R. Shaw, J.P. Bouchey, M. MacKay

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	Approve	R Shaw	X Kanakis	5	0	

Reason for granting/denial: Variance from Land use Sect 190-108 to exceed maximum number of wall signs, 3 permitted - 5 proposed; & to exceed maximum sign area 15 sqft permitted, 431 sq ft proposed. Board Unanimous in approval. all criteria have been met. Needed Visibility - Large Bldg. Expense

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: 10/22/19 CLERK OF ZBA: Mariellen MacKay
 ADDRESS OF ZBA REQUEST: 303 Main St
 PETITIONER: M. Piza Hud OPTIONEE/LESSEE: Christina & Denise Scunniotelles
 VOTING: J. MinKarab, R. Shaw, E. Booras, J.P. Bouche, M. MacKay

VARIANCE: REQUEST #1	MOTION <u>11.12.19</u> <u>Table</u>	1 ST <u>J.P. Bouche</u>	2 ND <u>R. Shaw</u>	IN FAVOR <u>5</u>	OPPOSED <u>0</u>	WHO OPPOSED:
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Reason for granting / denial: Variance from land use (code Sect 190-41(C)(4.5) minimum stacking space length, 160' req. 86' proposed; minimum distance to drive - thru exit, min 60' req. 31' proposed. More info Required - 12.12.19 mtg
N. Kardis R. Cused himself

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: 10/22/19 CLERK OF ZBA: Mariellen Mackay

ADDRESS OF ZBA REQUEST: 418 Fairmount St

PETITIONER: Dawn Evans OPTIONEE/LESSEE: Robert Rodrigue

VOTING: N. Karabis R. Shaw E. Booras, J.P. Bouchee, M. Mackay
J. Minkarah refused himself

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

Reason for granting/denial: variance from land use code Sect 190-47(B)(3) to allow
log business in a detached trailer when use must be contained strictly in principal bldg.
hrs - 10^{am} - 5^{pm} Tues - Sat - 10 visits per wk - 1 app @ a time. Noise diminishmt. Drive way
pkng only. Board unanimous in its decision. Trailer only

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	R	m	5	0	
		Shaw	macKay			

Reason for granting/denial: sp. exception land use code Sect 190-47(B) to allow a major
home repair occupation for a log growing business. All 5 criteria are met. STIPULATIONS
10-5 hrs. Tues - Sat - 10 visits per wk. 1 app @ a time. Drive way pkng onl
noise diminishmt as much as possible. Drive way pkng only. Board unanimous

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: _____