

**MINUTES OF PUBLIC HEARING
HELD BY THE PLANNING AND ZONING COMMISSION
JULY 19, 2010**

ROLL CALL:

Members Present: Eugene Sierakowski, Chairman
Joseph Diminico, Vice Chairman
Kevin Dougan, Secretary
Andy Kidd
Eric Prause

Alternates: Horace Brown

Absent: Anthony Petrone
Susan Shanbaum

Also Present: Mark Pellegrini, Director of Neighborhood
Services and Economic Development

The Chairman opened the Public Hearing at 7:00 P.M. The Secretary read the legal notice for the application when the call was made.

FRANK & LORNA PORTEUS – 17 & 21 Hazel Street –request a zone change from CBD to RB at 17 Hazel Street and from OSP to RB at 21 Hazel Street (P-184)

Mr. James Loersch represented the applicants. He referred to the memo from Ms. Renata Bertotti, which he said was an accurate summary of the request and the property location.

He said his clients, Mr. & Mrs. Porteus, wish to build a garage on the currently vacant property at 21 Hazel Street but a new structure is not permitted because that property is located in the Off Street Parking Zone. The single-family house at 17 Hazel Street which they own and occupy is in the Central Business District zone. The applicants did not believe extending the Central Business District zone onto the vacant property was appropriate and would not allow them to have the accessory structure. Instead they felt it would be preferable to request the Residence B zone, which would allow the home to be a legal conforming use and would allow the accessory structure to be built. He also noted this portion of Hazel Street was mostly two family homes.

In response to questions from Mr. Dougan, Mr. Loersch clarified that 17 Hazel Street is a single-family home while the others on the street are two family homes. In response to questions from Mr. Prause, Mr. Loersch said that 21 Hazel Street has approximately 57' of frontage on the street.

Mr. Diminico asked how this parcel configuration related to the other properties and the commission reviewed a map provided in the file that was generated by the planning department to establish the properties within 500' of the zone change request. The map showed that several

of the properties on Hazel Street had apparently been merged, with some lots between 100' – 125' of frontage. Mr. Diminico asked if the owner could build a two-family home on 21 Hazel Street if the zone change were granted. Mr. Pellegrini said the Residence B zone allows two-family homes, but because 21 Hazel Street is a smaller lot of record only a single-family home is permitted as of right. A two-family home could only be constructed if a special exception were granted by the Planning and Zoning Commission.

Mr. Loersch said his client wanted to merge the two lots to create a single parcel and build a garage on 21.

There was no public comment and there were no outstanding staff comments on the proposed application. The Chairman closed the item of public hearing.

NOTICE: THE CASSETTE TAPE RECORDING OF THIS PUBLIC HEARING CAN BE HEARD IN THE PLANNING DEPARTMENT.

OFFICIAL TAPE NO. 1087