

**MINUTES OF PUBLIC HEARING
HELD BY THE ZONING BOARD OF APPEALS
LINCOLN CENTER HEARING ROOM
APRIL 25, 2007**

MEMBERS PRESENT: James Stevenson, Chair
Kathleen Maffe, Vice Chair
Robert Schneider, Secretary
Albert Gionet
Robert Haley

ALTERNATES PRESENT: Edward Slegeski
Susan Shanbaum

ALTERNATE ABSENT: Paul Harnois

ALSO PRESENT: James Davis, Zoning Enforcement Officer
Mark Pellegrini, Director of Neighborhood
Services and Economic Development
Ginger MacHattie, Recording Secretary

The Chair opened the Public Hearing at 7:00 p.m. The Secretary read the legal notice for the application when the call was made.

ALBERT CAVANNA – application #2318 – request a variance of Article II Section 3.01.01 to reduce front yard setback from 38±' to 31' to construct an addition at 93 Forest Street, Residence AA zone.

Albert Cavanna explained that he would like to make a 6' addition beyond the present building line. The addition would expand the living room and add a covered porch. The addition would extend the building line straight across the front of his home, he said.

In response to several questions from Mr. Schneider, Mr. Cavanna stated that he purchased the house in 2003 and if part of the land were not taken by the DOT there would be enough room on his lot to build this addition without the need for a variance.

There were no comments from Town review staff.

JAY PITCHELL – application # 2271 – **CONTINUATION** – request a modification of a condition of the special exception approval to increase the number of cars permitted to be sold from 18 to 28; and site plan modification approval at 333 Main Street, Business III zone.

Attorney Richard Conti, 1091 Main Street, spoke to the Board on behalf of the applicant. He passed out a copy of responses to concerns of the Town's review staff which were not addressed

at the previous hearing, as well as pictures taken of his client's property and adjoining properties. Attorney Conti reviewed the history between his client and the Town and stated that his client is currently bringing his property into conformity with the current approval.

Mr. Conti said his client believes leaving an open corridor for vehicles to cross the site north/south in front of the building is a safety hazard. Sergio Fortes is currently employed by the applicant and worked for the previous owners of this property since 1986. He stated when the area between the island and the landscaping is left open cars use it to avoid the traffic signal on Main Street. Attorney Conti explained traffic cones do not deter drivers from using this area. He asked what can be used to stop traffic from cutting through and suggested that rather than a fence or a jersey barrier, cars can be used as a barrier and can be moved as needed. Attorney Conti described the parking in the lot as it exists and as his client is proposing.

There was some discussion regarding north/south access throughout the lot and the best way to achieve it. In response to a question from Mr. Schneider, Attorney Conti stated that his client would like to paint the trim that is currently red to yellow and purple, consistent with the colors on his sign.

The Chair closed the public hearing portion of the meeting at 8:09 p.m.

I certify these minutes were adopted on the following date:

Date

James Stevenson, Chair

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

OFFICIAL TAPE NO.: 482, 483

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