

**MINUTES OF BUSINESS MEETING
HELD BY THE ZONING BOARD OF APPEALS
LINCOLN CENTER HEARING ROOM
MARCH 28, 2007**

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

ALTERNATES PRESENT: Edward Slegeski
Paul Harnois
Susan Shanbaum

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

The Chair opened the Business meeting at 8:20 p.m.

CONSIDERATION OF PUBLIC HEARINGS

AHMAD ALI DAVIS – application #2312 – **CONTINUATION** request a variance of Article IV Section 13.06.03.3 to permit a fourth freestanding sign at 346 Middle Turnpike West, General Business zone.

MOTION: Ms. Maffe moved to deny the variance without prejudice, Mr. Schneider seconded the motion and all members voted in favor.

The reason for the denial was the applicant presented testimony that he would not add a new freestanding sign, but instead add to an existing freestanding sign.

AHMAD ALI DAVIS – application #2312 – request a variance of Article IV Section 13.06.03.3 for the maximum area of a tenant sign to 52.5 sq. ft. (6 feet permitted) at 290 Broad Street, General Business zone.

MOTION: Mr. Gionet moved to approve a variance to allow a 36 sq. ft. sign area as presented by the applicant, Ms. Maffe seconded the motion and all members voted favor.

The reason for the approval was that the sign is consistent with the existing signage of this location.

JAY PITCHELL – application #2271 – 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.

The Zoning Board of Appeals agreed to continue this application to the April 25, 2007, meeting.

TOWN OF MANCHESTER – application #2314 – request a variance of Article II Section 1.03.05(a) to construct an 8’ fence (6’ permitted) around a sanitary sewer pump station at 864 Middle Turnpike West, Rural Residence zone.

MOTION: Mr. Haley moved to approve the variance as requested, Ms. Maffe seconded the motion and four members voted in favor. Mr. Schneider voted against the motion.

The reason for the approval was the safety and security concerns that would be addressed, it will create a visual barrier and that it should provide some sound attenuation.

TOWN OF MANCHESTER – application #2314 – request a variance of Article II Section 2.01.01 to reduce side yard setback to 4 ft. (15 ft. required) to upgrade a sanitary sewer pump station at 864 Middle Turnpike West, Rural Residence zone.

MOTION: Ms. Maffe moved to approve this variance as requested, Mr. Gionet seconded the motion and all members voted in favor.

The reason for the approval was the generator must be near the pre-existing pump station.

TOWN OF MANCHESTER – application #2314 – request a variance of Article II Section 2.02.13(b) 1 to permit a municipal building within 150 feet of a residential dwelling to upgrade a sanitary sewer pump station at 864 Middle Turnpike West, Rural Residence zone.

MOTION: Ms. Maffe moved to approve this variance, Mr. Gionet seconded the motion and all members voted in favor.

The reason for the approval was the configuration of the property and the building is necessary for public safety reasons.

KEVIN LOGUE – application #2316 – request a variance to Article II Section 1.03.05(a) to allow a fence height of 8’ (6’ permitted) for a 24-foot section of a 120-foot long fence at 19 Ash Street, Residence B zone.

MOTION: Mr. Schneider moved to approve this variance as requested, Mr. Haley seconded the motion and all members voted in favor.

The reason for the approval was the topography of the lot, the limited portion of the total length of the fence to exceed the maximum height and the need to screen the house from the commercial neighbor.

JOHN BURKE – application #2317 – request a variance to Article IV Section 13.05.02 to permit a projecting sign and to Article IV Section 13.05.03 to allow a 6 sq. ft. sign (2 sq. ft. permitted) at 15 Pitkin Street, Residence A zone.

MOTION: Mr. Schneider moved to approve the variance as requested, Ms. Maffe seconded and four members voted in favor. Mr. Gionet voted against the motion.

The reason for the approval was the sign was appropriate to the building which is a long established commercial use, and safety concerns due to the proximity of the building to the intersection.

APPROVAL OF PUBLIC HEARING AND BUSINESS MEETING MINUTES OF JANUARY 24, 2007.

MOTION: Mr. Schneider moved to approve the minutes, Ms. Maffe seconded the motion and all members voted in favor.

ACCEPTANCE OF NEW APPLICATIONS

ALBERT CAVANNA – application #2318 – request a variance to reduce front yard setback to 31 feet (40 feet required) for an addition at 93 Forest Street, Residence AA zone.

Meeting adjourned at 8:42 p.m.

I certify these minutes were adopted on the following date:

Date

James Stevenson, Chair

NOTICE: THE CASSETTE TAPE RECORDING OF THIS BUSINESS MEETING CAN BE HEARD IN THE PLANNING DEPARTMENT.

OFFICIAL TAPE NO. 480, 481

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