

**MINUTES OF BUSINESS MEETING
HELD BY THE ZONING BOARD OF APPEALS
LINCOLN CENTER HEARING ROOM
MAY 30, 2012**

MEMBERS PRESENT: James Stevenson, Chair
Albert Gionet, Vice Chair
Robert Haley, Secretary
Edward Slegeski

ALTERNATES PRESENT: Armando Darna
Sandra Stough (sitting)
Michael Stebe

ALSO PRESENT: James Davis, Zoning Enforcement Officer
Renata Bertotti, Senior Planner
Ginger MacHattie, Recording Secretary

The Chair opened the Business Meeting at 7:41 p.m.

CONSIDERATION OF PUBLIC HEARINGS:

PATRICK & PAULA HURLEY – application #2012-034 – request a variance to Art. II Sec. 1.03.04(c) to reduce the rear yard setback to 18’ (30’ req.) to maintain the existing location of an above-ground pool, and a variance to Art. II Sec. 3.01.01 to reduce the rear yard setback to 25’9” (30’ req.) for a proposed deck at 19 Lenti Drive, Residence AA zone.

MOTION: Mr. Gionet moved to approve the variance in accordance with the plans submitted at the public hearing marked “PH Exhibit B/ZBA/05-30-2012/Hurley 2012-034-Final”. Mr. Haley seconded the motion and all members voted in favor.

The hardship was the need for a variance was overlooked administratively when the pool was approved.

MARIOLA WOJTCZAK – application #2012-047 – request a variance to Art. II Sec. 4.01.01 to reduce the side yard setback to 8’ (10’ req.) to install a generator at 40 Gardner St. West, Residence A zone.

MOTION: Mr. Gionet moved to approve the variance. Mr. Haley seconded the motion and all members voted in favor.

The hardship was the manufacturing specifications require the generator to be located at least five feet from the house. The location as shown on the submitted plans appears to be the only safe location for the generator.

REBECCA CHAPARRO – application #2012-049 – request a variance to Art. II Sec. 3.01.01 to reduce the rear yard setback to 26’ (30’ req.) to construct a deck at 250 Hackmatack St., Residence AA zone.

MOTION: Ms. Stough moved to approve the variance. Mr. Haley seconded the motion and all members voted in favor.

The hardship was the rear yard provides plenty of open space and shrubbery to screen the deck and there is no impact to the neighbors.

APPROVAL OF MINUTES:

April 25, 2012 – Public Hearing and Business Meeting

MOTION: Mr. Slegeski moved to approve the minutes as written. Mr. Gionet seconded the motion and all members voted in favor.

May 15, 2012 – Public Hearing and Business Meeting

MOTION: Mr. Slegeski moved to approve the minutes as written. Mr. Gionet seconded the motion and all members voted in favor.

ACCEPTANCE OF NEW APPLICATIONS:

WILLIAM & KATRINA MONAHAN – application #2012-052 – request a variance to Art. II Sec. 5.01.01 to reduce the side yard setback to 2’ +/- (8’ req.) for a screened-in porch at 159 Irving Street, Residence B zone.

The meeting was adjourned at 7:53 p.m.

I certify these minutes were adopted on the following date:

June 27, 2012
Date

James Stevenson, Chair

NOTICE: A DIGITAL RECORDING OF THIS BUSINESS MEETING CAN BE HEARD IN THE PLANNING DEPARTMENT.

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