

**ACTIONS OF THE ZONING BOARD OF APPEALS**  
**DATE: MAY 18, 2016**

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

**ALTERNATES PRESENT:** Armando Darna, Sitting  
John Topping

**ABSENT:** Sandra DeCampos

**STAFF PRESENT:** James Davis, Zoning Enforcement Officer  
Renata Bertotti, Senior Planner  
Katie Williford, Administrative Secretary

The following actions were taken by the ZBA at its meeting of May 18, 2016:

**BOTTICELLO FARMS, LLC** – application #2016-029 – Request a use variance under Art. II, Sec. 2.01 and a parking variance under Art. IV, Sec. 9.01.01 to permit a farmers' market on June 4, July 2, August 6, September 3, and October 1, 2016 at 209 and 215 Hillstown Road, Rural Residence zone.

**MOTION:** Mr. Haley moved to approve the variance with the condition that a police officer be hired during the operation and, if the Police Department deems it necessary, more protection will be provided during the road construction. Mr. Slegeski seconded the motion and all members voted in favor.

The reason for the approval was that the proposal would have no negative impact on the neighborhood.

**STEVEN MURRAY** – application #2016-048 – Request a special exception under Art. II Sec. 9.14.02(e) to allow food vending from a truck at 670 Center Street, Neighborhood Business and Design Overlay zones.

**MOTION:** Mr. Haley moved to deny the special exception. Mr. Slegeski seconded the motion. Mr. Haley, Mr. Slegeski, Mr. Gionet and Mr. Darna voted in favor of denial. Mr. Stevenson voted against the motion. The motion to deny passed 4 to 1.

The reason for the denial was that the proposal was a poor fit for the neighborhood due to poor lighting in the lot and the tendency for drivers to cut through the lot, which creates a concern for public safety.

**168 MAIN, LLC** – application #2016-056 – Request a use variance of Art. II Sec. 6.01 to allow a three-family house (two-family permitted) at 168 Main Street, Residence C and Residence A zones.

**MOTION:** Mr. Gionet moved to approve the variance. Mr. Darna seconded the motion. Mr. Gionet, Mr. Darna, Mr. Stevenson, and Mr. Slegeski voted in favor. Mr. Haley voted against the motion. The motion passed 4 to 1.

The reasons for the approval were that the applicant has improved her property; that the proposal fits the neighborhood because there are other multifamily homes in the area; and there would be no negative impact because the additional unit will not be visible from Main Street.

#### **APPROVAL OF APRIL 27, 2016 MINUTES: PUBLIC HEARING AND BUSINESS MEETING**

**MOTION:** Mr. Darna moved to approve the minutes as written. Mr. Haley seconded the motion and all members voted in favor.

#### **RECEIPT OF NEW APPLICATIONS**

**MARY A. TEIXEIRA** – application #2016-063 - Request a variance of Art. II, Sec. 1.03.01 to allow one turkey to be kept on the property at 94 Broad Street, Residence B zone.