

ACTIONS OF THE ZONING BOARD OF APPEALS
DATE: NOVEMBER 30, 2016

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

ALTERNATES PRESENT: Sandra DeCampos
Matthew Peak

ABSENT: John Topping

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 November 30, 2016:

OM FOUNDATION, INC. – application #2016-115 - Request a variance of Art. II Sec. 1.00.02(e)1 to allow a place of worship on a street that is not an arterial or collector street at 15 Burnham Street Extension, Rural Residence zone.

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

The hardship was the unique configuration of the lot, the location of the town line, and that it would be safer to locate the curb cuts for the driveway on Burnham Street Extension than on Clark Street or Chapel Road because the property had a small frontage on those two streets.

JUSTIN WEAVER – application #2016-130 - Request a variance of Art. II Sec. 1.03.04(c) to allow a shed 7 feet from the side property line (15 feet minimum side yard required) at 10 Trevor Court, Residence AA zone.

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

The hardship was the location of the retaining wall and the slope of the property.

DAVID FARR - application #2016-132 - Request a variance of Art. II Sec. 4.01.01 to allow 56 feet of lot frontage (100 feet minimum frontage required) and to reduce the lot area to 7,280 sq. ft. (12,000 sq. ft. required) at 42 Westwood Street, Residence A zone.

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

The hardship was that the zoning regulations changed since the creation of the lots, and that it would benefit the neighborhood to prevent this piece of property from becoming a building lot.

APPROVAL OF OCTOBER 26, 2016 MINUTES: PUBLIC HEARING AND BUSINESS MEETING

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

ADOPTION OF 2017 MEETING SCHEDULE

MOTION: Mr. Haley moved to adopt the 2017 meeting schedule. Mr. Gionet seconded the motion and all members voted in favor.