

**MINUTES OF BUSINESS MEETING
HELD BY THE ZONING BOARD OF APPEALS
LINCOLN CENTER HEARING ROOM
OCTOBER 26, 2016**

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

ALTERNATES PRESENT: Sandra DeCampos
John Topping
Matthew Peak

ALSO PRESENT: Renata Bertotti, Senior Planner
James Davis, Zoning Enforcement Officer
Gary Anderson, Director of Planning
Katie Williford, Administrative Secretary

The Chair opened the Business Meeting at 7:43 p.m.

CONSIDERATION OF PUBLIC HEARINGS:

CATALINA GRIFFIN – application #2016-121 – Request a variance of Art. II Sec. 1.03.05(a) to allow a fence that is 9 feet tall at its highest point (6 feet maximum allowed) at 19 Grove Street, Residence B zone.

MOTION: Mr. Haley moved to deny the variance. Mr. Darna seconded the motion.

Mr. Haley said the fence was beautiful, but he did not see enough of a hardship to grant a variance, especially because the applicant knew the rules before they built the fence. He added that the applicant testified that there were shrubs that were almost taller than the fence, so if the applicant continued the shrubbery planting along the perimeter of their property, that would address the privacy concerns. The problems with the neighbors are not within the Board's jurisdiction, Mr. Haley said.

All members voted in favor of the motion to deny.

APPROVAL OF SEPTEMBER 28, 2016 MINUTES: 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.

RECEIPT OF NEW APPLICATIONS

There were no new applications.

OTHER BUSINESS

Mr. Peak said the Zoning Board members had recently received a copy of a change to the zoning regulations, allowing multifamily housing in General Business zones. He said he wanted to understand purpose of the change, which struck him as significant. Ms. Bertotti explained that the development group that manages Burr Corners had a pre-application discussion with the Planning and Zoning Commission, at which they discussed proposing multifamily housing at Burr Corners, across the street from Manchester Honda. During that discussion, she said, the PZC indicated that that type of change could be considered for the entire General Business zone. The applicant then worked with Mr. Pellegrini and Ms. Bertotti to draft proposed language and criteria for what the housing would look like, such as housing density limits, height limits, and open space requirements. The applicant made an application to the PZC for a zoning regulation amendment. When the hearing on that amendment was held, neither Ms. Bertotti nor Mr. Anderson was present, but hearings can be viewed online, she said. In response to a question from Mr. Peak, Ms. Bertotti clarified that every General Business zoned parcel in town will now allow that use, which is subject to special exception permits. Mr. Peak asked if the zoning regulation amendment had to do with a specific project that would involve income restricted units. Mr. Anderson replied that he believed the idea for Burr Corners was that the units would be market rate, but they had not applied for permits yet. Ms. Bertotti explained that, previous to this amendment, the General Business zone did not allow housing at all.

Mr. Peak asked if the ZBA ever requested Town staff to do research on the history of projects. Mr. Stevenson replied that, when the Board sees a lot of applications for the same thing, the Board asks staff to bring that topic to the PZC, to see if the PZC wants staff to do research or is interested in amending the zoning regulations. Some examples included temporary signs, food trucks, and the keeping of chickens, he said.

The meeting was adjourned at 7:56 p.m.

I certify these minutes were adopted on the following date:

November 30, 2016

Date

James Stevenson, Chair

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

kmw