

**MINUTES OF BUSINESS MEETING
HELD BY THE ZONING BOARD OF APPEALS
LINCOLN CENTER HEARING ROOM
JULY 27, 2016**

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

ALTERNATES PRESENT: Sandra DeCampos
John Topping, Sitting

ABSENT: Edward Slegeski

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

The Chair opened the Business Meeting at 8:24 p.m.

CONSIDERATION OF PUBLIC HEARINGS:

HILLVIEW CONDOMINIUMS – application #2016-073 - Request a variance of Art. II Sec. 1.03.05 (a) to allow an 8' high fence (6' maximum height permitted) at 292 Green Road (Hillview Condominiums), Residence A zone.

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

Mr. Topping said he did not feel there was a hardship and the applicant created the hardship that they were claiming to have. Mr. Stevenson agreed. He said shrubbery like arborvitae would grow higher than 8' and in a few years would offer almost total screening.

All members voted in favor of denial.

The reason for the denial is that there is no hardship. The applicant has options and a 6' fence with shrubbery would offer full screening.

APPROVAL OF JUNE 22, 2016 MINUTES: PUBLIC HEARING AND BUSINESS MEETING

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

RECEIPT OF NEW APPLICATIONS

No new applications were received.

OTHER BUSINESS

Ms. Bertotti said if the Hearing Room was available on August 17th, staff would schedule a special meeting for that evening. Mr. Haley asked if other applicants could be added to that meeting and Ms. Bertotti replied that she would not schedule any without asking the Chair.

Ms. Bertotti said there was a change to the statutes governing Certificate of Location approvals so that going forward they must be approved by the ZBA instead of the PZC.

Ms. Bertotti said the vending ordinance was approved and is effective. Vendors no longer need approval from the ZBA unless they need a variance. They are required to remove their vehicles at night. If they want to leave equipment on the site, they would need a variance of the section that governs vending.

The meeting was adjourned at 8:35 p.m.

I certify these minutes were adopted on the following date:

September 28, 2016
Date

James Stevenson, Chair

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

kmw