

ACTIONS OF THE ZONING BOARD OF APPEALS
DATE: MAY 19, 2021

MEMBERS PRESENT: James R. Stevenson, Chair
Robert Haley, Vice Chair
Keshet Spadaccini, Secretary
Edward Slegeski

ALTERNATES PRESENT: Jonathan Mitchell

ABSENT: Albert Gionet
Sandra DeCampos
Linda Harris

STAFF PRESENT: Megan Pilla, Senior Planner
Nancy Martel, Senior Administrative Secretary

The following actions were taken by the ZBA at its meeting of May 19, 2021:

PAUL & AMBER MORIARTY – application #2021-029 – Request a variance of Art. II, Sec. 1.03.01(f) to allow a 288 sq. ft. "pool house" (shed with a covered deck) (240 sq. ft. permitted) at 199 Bella Vista Lane, Residence AA zone.

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

The hardship is the difficulty of getting materials during the COVID-19 pandemic.

ROBERT & MARY FISH – application #2021-031 – Request a variance of Art. II, Sec. 1.03.04 (c) to allow a garage 1.5 +/- feet from the side property line (5 feet required) and 2.5 +/- feet from the rear property line (5 feet required) at 17 Strickland Street, Residence A zone.

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

The hardship and reason for the approval is that the proposal will not increase the existing nonconformity and it is the best location for the garage.

MR. & MRS. SUPRIN – application #2021-032 – Request a variance of Art. II, Sec. 7.02.02 to construct a sundeck 21.5 feet from the rear property line (30 feet required) at 166 Castle Hill, Planned Residential Development zone.

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

The hardship and reason for the approval is that the sundeck will create a safer egress for older adults and provide a safe exit if the front door is ever blocked.

PAUL CONSTANT – application #2021-033 – Request a variance of Art. II, Sec. 4.01.01 to install an air conditioning condenser 8 +/- feet from the side property line (10 feet required) at 25 Green Manor Road, Residence A zone.

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

The hardship is the necessity to disrupt topography in order to place the unit on the other side of the house.

AUTUMN LAPOINTE – application #2021-036 – Request a use variance of Art. II, Sec. 16.13 to allow an eyelash studio at 8 Sanrico Drive, Industrial zone.

MOTION: Mr. Slegeski moved to approve the variance with the conditions:

1. That the applicant submit a detailed parking layout plan; and
2. That there be no commercial vehicle parking on the property.

Mr. Haley seconded the motion and all members voted in favor.

The hardship and reason for the approval is that this is a complimentary business to the existing use.

APPROVAL OF APRIL 28, 2021 MINUTES: PUBLIC HEARING AND BUSINESS MEETING

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

RECEIPT OF NEW APPLICATIONS

PETER SCHUTTE – application #2021-039 – Request a variance of Art. II, Sec. 2.01.01 to allow construction of a deck 47 ft. from the front property line (50 ft. required) at 63 Wyneding Hill Road, Rural Residence zone.