

**ACTIONS OF THE ZONING BOARD OF APPEALS
DATE: MARCH 24, 2021**

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

ALTERNATES PRESENT: Sandra DeCampos
Linda Harris

ABSENT: Jonathan Mitchell

STAFF PRESENT: James Davis, Zoning Enforcement Officer
Megan Pilla, Senior Planner
Nancy Martel, Senior Administrative Secretary

The following actions were taken by the ZBA at its meeting of March 24, 2021:

WCTD INVESTMENTS LLC – application #2021-011 – Request a variance of Art. II, Sec. 11.01 to allow a residence on the 1st floor at 244 Main Street, Business II and Design Overlay zones.

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

The reason for the denial is insufficient hardship and too much ambiguity in the intent with the potential of future change of use and commercial trucks on the property.

BRIAN K. MACE – application #2021-012 – Request a variance of Art. II, Sec. 4.01.01 to allow a garage addition 7 ft. from the side property line (10 ft. required) at 17 Campfield Road, Residence A zone.

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

The hardship is the difficulty of the topography of the lot, which was built pre-zoning, and the necessity to secure personal property.

APPROVAL OF FEBRUARY 24, 2021 MINUTES: PUBLIC HEARING AND BUSINESS MEETING

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

RECEIPT OF NEW APPLICATIONS

DAVE PECK – application #2021-019 – Request a variance from Art. IV, Sec. 13.10.05.01 to allow six (6) projecting signs along with the existing free standing sign at 240 Middle Turnpike West, Form-Based zone.

FELIX SOTO – application #2021-020 – Request a variance of Art. II, Sec. 6.01.01 to allow a deck in the rear yard setback approximately 6 ft. from the rear property line (30 ft. required) at 90 Union Street, Residence C zone.