

**ACTIONS OF THE ZONING BOARD OF APPEALS**  
**DATE: APRIL 28, 2021**

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

**ABSENT:** Sandra DeCampos  
Linda Harris  
Jonathan Mitchell

**STAFF PRESENT:** James Davis, Zoning Enforcement Officer  
Megan Pilla, Senior Planner  
Nancy Martel, Senior Administrative Secretary  
Gary Anderson, Director of Planning & Economic  
Development

The following actions were taken by the ZBA at its meeting of April 28, 2021:

**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.

**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.

**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 (26.25 ft. required) at 90 Union Street, Residence C zone.

**MOTION:** Mr. Haley moved to approve the variance with the condition that construction may only consist of an open air wood-frame deck which shall not be enclosed. Ms. Spadaccini seconded the motion and all members voted in favor.

The hardship is the lot layout and topography.

**APPROVAL OF MARCH 24, 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**

**PAUL & AMBER MORIARTY** – application #2021-029 – Request a variance of Art. II, Sec. 1.03.01 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.