

**MINUTES OF BUSINESS MEETING  
HELD BY THE ZONING BOARD OF APPEALS  
VIRTUAL MEETING HELD VIA ZOOM  
FEBRUARY 24, 2021**

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

**ALTERNATE PRESENT:** Linda Harris

**ABSENT:** Sandra DeCampos  
Jonathan Mitchell

**ALSO PRESENT:** James Davis, Zoning Enforcement Officer  
Megan Pilla, Senior Planner  
Nancy Martel, Recording Secretary

The Chair opened the Business Meeting at 7:30 P.M.

**CONSIDERATION OF PUBLIC HEARINGS:**

**JOHN WILPER** – Application #2021-008 – Request variances from Art. II, Sec. 26.08.09(B)(9) and Art. IV, Sec. 13.04.02 to permit an internally illuminated sign that does not have an opaque background (opaque background required) at 274 Broad Street, Form-Based Zone.

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

The reason for the denial is insufficient hardship.

Mr. Haley stated that he appreciated what the applicant has said but the Zoning Board specifically acted on the sign to relieve some conditions they did not want in this new zone on Broad Street. In addition, the applicant has done business at that location for many years with the unlit sign. His business has prospered with the old sign and Mr. Haley does not see the need for granting the variance.

## APPROVAL OF MINUTES

December 2, 2020 – Public Hearing/Business Meeting

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

## ELECTION OF OFFICERS

**MOTION:** Mr. Haley nominated Keshet Spadaccini for Secretary. Mr. Slegeski seconded the motion and all members voted in favor.

**MOTION:** Mr. Slegeski nominated Robert Haley for Vice-Chair. Ms. Spadaccini seconded the motion and all members voted in favor.

**MOTION:** Mr. Haley nominated James Stevenson for Chairman. Mr. Slegeski seconded the motion and all members voted in favor.

## ACCEPTANCE OF NEW APPLICATIONS

Ms. Pilla reported two new applications:

**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.

**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 close the business meeting.

The meeting was adjourned at 7:40 P.M.

I certify these minutes were adopted on the following date:

March 24, 2021

Date

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James Stevenson, Chair

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