

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

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

ALTERNATES: Linda Harris
Sandra DeCampos

ABSENT: Jonathan Mitchell

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

The Chair opened the Business Meeting at 7:35 P.M.

CONSIDERATION OF PUBLIC HEARINGS:

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.

Mr. Haley commented that he sympathizes with the applicant. However, the lot in question should have been cleaned out, and he was uncomfortable letting a family reside at the location.

Mr. Stevenson agreed with Mr. Slegeski's motion. He acknowledged that there is residential use that pre-dates the 2010 zoning change, but he was not sympathetic to the hardship being the pandemic. In his opinion, the hardship borders on a financial hardship, which cannot be taken into consideration by the ZBA.

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 MINUTES

February 24, 2021 – Public Hearing/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.

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

The meeting was adjourned at 7:45 P.M.

I certify these minutes were adopted on the following date:

April 28, 2021 _____
Date

James Stevenson, Chair

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