

**MINUTES OF BUSINESS MEETING
HELD BY THE ZONING BOARD OF APPEALS
APRIL 28, 2021**

MEETING HELD VIA ZOOM

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

Absent: Sandra DeCampos
Linda Harris
Jonathan Mitchell

Also Present: James Davis, Zoning Enforcement Officer
Megan Pilla, Senior Planner
Nancy Martel, Senior Administrative Secretary
Gary Anderson, Director of Planning and Economic
Development

The Chairman opened the Business Meeting at 7:45 P.M.

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.

Mr. Haley, Ms. Spadaccini and Mr. Stevenson spoke in favor of the variance.

Mr. Davis said that Mr. Soto will receive a letter stating that the application was approved which will be followed a couple of weeks later with a certificate of approval, which will have to be filed in land records, with a copy to Mr. Davis. At that point, he will approve the permit.

Mr. Soto noted that the wetlands permit has been approved, contingent upon tonight's variance approval.

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

MOTION: Mr. Slegeski moved to approve the minutes of March 24, 2021. 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.

Mr. Haley commented that this is the second meeting in a row with discussion of a property that is in the Redevelopment Area. He questioned whether it would be wise to send a copy of these applications to the Redevelopment Agency for their input.

Mr. Anderson responded that certainly can be done for informational purposes. He added that they should also be sent to the Planning and Zoning Commission, as they are in charge of the regulations.

MOTION: Mr. Gionet moved to close the Business Meeting. Mr. Haley seconded the motion and all members voted in favor.

The Business Meeting was closed at 7:50 P.M.

I certify these minutes were adopted on the following date:

May 19, 2021
Date

James Stevenson, Chairman

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