

**MINUTES OF PUBLIC HEARING  
HELD BY THE ZONING BOARD OF APPEALS  
JULY 28, 2021**

**MEMBERS PRESENT:**

In Person: James Stevenson, Chair  
Robert Haley, Vice Chair  
Electronically: Keshet Spadaccini, Secretary

**ALTERNATES PRESENT:**

Electronically: Sandra DeCampos, Sitting  
Linda Harris, Sitting

**ABSENT:**

Albert Gionet  
Edward Slegeski  
Jonathan Mitchell

**STAFF PRESENT:**

In Person: Gary Anderson, Director of Planning & Economic  
Development  
Electronically: James Davis, Zoning Enforcement Officer  
Nancy Martel, Senior Administrative Secretary

The Chairman opened the Public Hearing at 7:00 P.M. The Secretary read the legal notice when the call was made.

**STEVEN & MICHELE PERRIOLAT** – Application #2021-055 – Request a variance of Art. II, Sec. 2.01.01 to allow a porch 49.5 ft. from the front property line (50 ft. required) at 554 Gardner Street, Rural Residence zone.

Steven & Michele Perriolat, 554 Gardner Street, introduced themselves as new residents. Mr. Perriolat reported that Mr. Davis came for the final approval of their new home and informed them that a small section of their front porch encroaches 6” into the required setback. Mr. Perriolat explained that they were not aware of the issue because they had hired a survey company to survey the land and put stakes in the ground for the professional contractor they hired. The contractor used GPS to plot out the foundation, and the home was just recently completed. He added that they had no idea that their house was 6” too close to the north end of the property line until the final as-built was submitted to the Town. Mr. Perriolat stated that they have a PCO and have been living in the home, with the final CO inspection in two days.

Mr. Haley assumed that the applicants’ hardship is that the contractor was negligent in their duties. He commented that the contractor did not reach a professional standard, and questioned whether that is the applicant’s hardship.

Mr. Perriolat said they put their trust into the contractor and the contractor did not reach the professional standard required. He added that only one section of the corner of the front porch encroaches.

Ms. Spadaccini, referring to Mr. Haley's comments, noted that it does not seem that anyone would object to this request nor does it seem it would harm the neighborhood.

Ms. Perriolat expressed appreciation for Ms. Spadaccini's examination of the property. She added that they received a letter of support from a neighbor.

Mr. Stevenson reported that, for the record, a letter of support from Jacob Charette, 562 Gardner Street, dated June 30, 2021, is in the Board members' packet.

Ms. DeCampos agreed with the comments from Ms. Spadaccini and Mr. Haley. In her opinion, this is a non-issue, as the direct neighbor expressed no concerns.

Mr. Anderson reported that there were no Staff comments on the application. He noted that he received an e-mail within the last hour from a direct abutter, Bill O'Neill, who stated that he and his wife are in support of the application.

**SEVEN RAVENS TATTOO LLC** – Application #2021-056 – Request a use variance of Art. II, Sec. 16.13 to allow a tattoo studio at 642 Hilliard Street, Industrial zone.

Ms. Erica Hulme, 642 Hilliard Street, introduced herself. Ms. Hulme explained that she is returning to work after having a child. As a resident of Manchester, she would like to open her business nearby. She is planning an appointment-only tattoo shop and this location is perfect for her operation.

Mr. Haley questioned whether Ms. Hulme is licensed by the State.

Ms. Hulme replied that she is licensed by the State, No. 81.

Ms. Spadaccini asked about the number of parking spots her business will require and how many spots will be allotted.

Ms. Hulme reiterated that she works by appointment only. She stated that, generally, there will be two spaces required: one for her and one for her clients. Ms. Hulme was unsure how many spots she was allotted as she did not have her lease at her disposal, though she knew it would be adequate.

Mr. Stevenson assumed Ms. Hulme will be the sole proprietor, and she noted that she has always worked alone.

Mr. Jim Davis explained that the owner of the mill gives him the breakdown of the occupancy and parking each time there is a new tenant in the building.

The Public Hearing was closed at 7: 20 P.M.

I certify these minutes were adopted on the following date:

September 22, 2021  
Date

\_\_\_\_\_  
James Stevenson, Chairman

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