

**MINUTES OF BUSINESS MEETING
HELD BY THE ZONING BOARD OF APPEALS
LINCOLN CENTER HEARING ROOM
FEBRUARY 4, 2009**

MEMBERS PRESENT: James Stevenson, Chair
Kathleen Maffe, Vice Chair
Albert Gionet, Secretary
Mark Connors

ALTERNATES PRESENT: Edward Slegeski (sitting)
Paul Harnois
Armando Darna

ABSENT: Robert Schneider

ALSO PRESENT: James Davis, Zoning Enforcement Officer
Renata Bertotti, Senior Planner
Ginger MacHattie, Recording Secretary

The Chair opened the Business meeting at 7:13 p.m.

CONSIDERATION OF PUBLIC HEARINGS:

ANDREW MAROCCHINI – Application #2392 – request a variance to Article II Section 10.01.05(d) to permit a residential unit to occupy two stories within the structure at 405-407 Center Street, Business II zone.

MOTION: Mr. Gionet moved to approve the variance with the conditions that the applicant obtain all appropriate permits and the third floor only have a bedroom and bathroom. Ms. Maffe seconded the motion and all members voted in favor.

The reason for the approval was there would be no negative impact on the neighborhood.

EAST CATHOLIC HIGH SCHOOL – Application #2393 – request a variance to Article II Section 1.03.04(a) to install an accessory structure 24.5' in height (18' permitted) at 105 & 115 New State Road, Rural Residence zone.

MOTION: Mr. Connors made the motion to approve the variance as requested, Ms. Maffe seconded the motion, and all members voted in favor.

The reason for the approval was there would be no negative impact to the neighborhood and it is not visible from neighboring properties.

YANKEE RESTORATION & REMODELING – Application #2394 – request a variance to Article II Section 2.01.01 to reduce the side yard setback to 12’ (15’ required) at 94 Woodside Street, Rural Residence zone.

MOTION: Mr. Slegeski made the motion to approve the variance as requested, Mr. Gionet seconded the motion and all members voted in favor.

The reason for the approval was there would be no negative impact on the neighborhood.

APPROVAL OF PUBLIC HEARING AND BUSINESS MEETING MINUTES OF NOVEMBER 19, 2008:

MOTION: Ms. Maffe made the motion to approve the minutes as written, Mr. Gionet seconded the motion and all members voted in favor.

ELECTION OF OFFICERS:

MOTION: Mr. Gionet nominated Mr. Stevenson as Chair. Ms. Maffe seconded and all members voted in favor.

MOTION: Mr. Gionet nominated Ms. Maffe as Vice Chair. Mr. Slegeski seconded the motion and all members voted in favor.

MOTION: Ms. Maffe nominated Mr. Gionet as Secretary. Mr. Slegeski seconded the motion and all members voted in favor.

OTHER BUSINESS:

Ms. Bertotti explained that the Town has been receiving permit applications for one day promotional/marketing events. Currently such applications are presented to the ZBA for approval. She asked the Board members for their input and opinions on regulating single day events with no food or rides taking place on private property with no effect on traffic.

Mr. Davis said Columbia Dental has been calling once a month. They want to do a not-for-profit clinic two times per year and get Manchester Police Department and Manchester Fire Department involved. Other examples include a request from Shop Rite for a one-day community event, and Atwater’s Martial Arts request for a one-day event. They are not carnivals. Mr. Davis said these events would require the Zoning Enforcement Officer’s sign-off and a review of the application by the Fire Department. The Police Department would be notified of the proposed activity to determine if additional police presence is required.

After some discussion among Board members they requested that the Town staff would develop some guidelines.

Meeting adjourned at 7:38 p.m.

I certify these minutes were adopted on the following date:

Date

James Stevenson, Chair

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

OFFICIAL TAPE NO. 505

Gem

R:\Planning\ZBA\2009\January 28\Meeting Materials\Business Meeting Minutes 04 FEB 09.doc