

**MINUTES OF BUSINESS MEETING
HELD BY THE ZONING BOARD OF APPEALS
LINCOLN CENTER HEARING ROOM
OCTOBER 22, 2008**

MEMBERS PRESENT: James Stevenson, Chair
Kathleen Maffe, Vice Chair
Robert Schneider
Mark Connors

ALTERNATES PRESENT: Edward Slegeski (sitting)
Armando Darna

ABSENT: Albert Gionet, Secretary
Paul Harnois

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

The Chair opened the Business meeting at 7:48 p.m.

CONSIDERATION OF PUBLIC HEARINGS

DAVID LACOSS – application #2375 – request a variance to Article II Section 5.01.01 to reduce the rear yard setback to 18’ (25’ required) for a deck at 54 Hudson Street, Residence B zone.

MOTION: Mr. Slegeski 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 the configuration of the house and the functionality of the sliding glass door.

SERGE & LOUISE POULIN – application #2382 – request a variance to Article II Section 22.05(h)2 to reduce the required landscape buffer area to 20’ (25’ required) at 629 Middle Turnpike East, Special Design Commercial zone.

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

The reason for the approval was the narrow lot and the ability to create a safer driveway access/egress.

EDWARD HATEM – application #2383 – request special exception under Article IV Section 5.01.02 to install siding on an automotive repair garage at 270 Hartford Road, Industrial zone.

MOTION: Mr. Schneider moved to approve the special exception, Ms. Maffe seconded the motion and all members voted in favor.

The reason for the approval was the siding would improve and enhance the appearance of the building.

APRIL TIME RESIDENTIAL CARE – application #2384 – request a variance to Article II Section 5.01.01 to reduce the rear yard setback to 19’ (30’ required) to build an addition at 91 Chestnut Street, Residence B zone.

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

The reason for the approval was to allow the applicant to comply with Town department codes.

BRUCE COOLBETH – application #2385 – request a variance to Article II Section 4.01.01 to reduce the front yard setback to 19’ (25’ required) to build an addition at 49 Ridgewood Street, Residence A zone.

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

The reason for the approval was the addition is in keeping with the character of the neighborhood and will enhance the appearance of the house.

SIGN PRO INC. – application #2386 – request a variance to Article IV Section 13.06.03.3 to erect a freestanding sign at 220-260 North Main Street, General Business zone.

MOTION: Mr. Schneider moved to deny the variance as requested, Ms. Maffe seconded the motion and all members voted in favor.

The reason for the denial was the plaza has good visibility, the proposed location for the new sign was inappropriate, and the applicant had no hardship.

ROBERT PEDRO – application #2387 – request a variance to Article II Section 4.01.01 to reduce the side yard setback to 7’ (10’ required) to allow existing detached garage to remain after the construction of an addition at 25 Avondale Road, Residence A zone.

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

The reason for the approval was the unique configuration of the lot, and the garage is an existing structure which causes the noncompliance.

PIPER GRAPHICS LLC – application #2388 – request a variance to Article IV Section 13.05.03 to install a 30 sq. ft. non-illuminated wall sign (2 sq. ft. permitted) at 297 East Center Street, Residence A zone.

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

The reason for the approval was the sign would be in good proportion to the building, and there are no other signs on the property for this business.

APPROVAL OF MINUTES OF PUBLIC HEARING AND BUSINESS MEETING OF SEPTEMBER 24, 2008.

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

ACCEPTANCE OF NEW APPLICATIONS.

MARIE TRI VU – application #2389 – request a variance to Article II Section 6.01.13 to permit use of the first floor for a personal service business (hair care center) at 168 Main Street, Residence C zone.

Meeting adjourned at 8:08 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: 503

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