

ZONING BOARD OF APPEALS

Approved Minutes

June 28, 2016

Members Present: Marianne Byrne, Dave Michaud, Matt Buonaiuto, Scott Martin,

Members Absent: Samuel Blinstrubas, Nazih Noujaim, George Havican, Carl Montagno,

The meeting was called to order at 7:00 p.m. The meeting was recorded.

Correspondence: None

Clerical Bill: Motion by D. Michaud, seconded by M. Buonaiuto to pay the clerical bill. **Unanimous.**

Approval of Minutes: Motion by M. Buonaiuto, seconded by S. Martin to approve the May 24, 2016 meeting minutes. **Unanimous.**

Old Business: None

New Business: None

Public Hearings:

Chairman Byrne read into record the "Notice of Public Hearings" as it appeared in the Citizen's News on June 17 & 24, 2016.

7:05 p.m. Application #01-2016 of Luca Petracca, 5 Laura Avenue – Application for a 10-foot variance of Section 3.2.4.2 and a 35-foot variance of Section 3.2.4.3 for a detached garage and deck 15-feet off the right side line and 15-feet off of the rear property line. Luca Petracca, 5 Laura Avenue appeared before the Board and provided the Clerk with the "proof of mailing" receipts notifying the abutting property owners of the public hearing on his application. Chairman Byrne read a letter for the record received by Charlene Strump of 9 Laura Avenue stating that she was the property owner next door and that she has no objection to the garage being built. The Chairman also noted a letter attached to the application supporting the application that was signed by surrounding neighbors, Tom Giarratona, 6 Laura Ave., Jeffrey Stepputtis, 8 Laura Ave., and Axsana Varapai of 1 Laura Ave., and Charlene Strump of 9 Laura Ave. Mr. Petracca stated that he is seeking a 10-foot variance of Section 3.2.4.2 and a 35-foot variance of Section 3.2.4.3 for a detached garage and deck 15-feet off the right side line and 15-feet off of the rear property line. Mr. Petracca stated that the new 3-bay garage is in the location of a pre-existing non-conforming garage that was deteriorating. Mr. Petracca stated that the requested variances are necessary due to the fact that his property is less than an acre, the location of the septic system leach fields and reserve area, and that the topography of the land is hilly with the proposed location being the only flat area available. Mr. Petracca stated that the dimensions of the proposed garage are 26 x 28 ½ and that the garage is 23 ½ feet in height. Chairman Byrne asked for comments from the public. No comments from the public. After discussion, **Motion** by S. Martin, seconded by M. Buonaiuto to close the public hearing at 7:29 p.m. on Application 01-2016 of Luca Petracca, 5 Laura Avenue – Application for a 10-foot variance of Section 3.2.4.2 and a 35-foot variance of Section 3.2.4.3 for a detached garage and deck 15-feet off the right side line and 15-feet off of the rear property line. **Unanimous.**

7:15 p.m. Application #02-2016 of David Minter on behalf of Lauren Sabbagh, 12 Country Brook Road for a 5-foot variance of Section 3.2.4.3 for a house addition 45-feet off the rear property line. David Minter of DiGiorgi Roofing and Siding, LLC appeared before the Board on behalf of the property owner Lauren Sabbagh. Mr. Minter provided the Clerk with the "proof of mailing" receipts notifying the abutting property owners of the public hearing on the application. Mr. Minter stated that he is seeking 5-foot variance of Section 3.2.4.3 for a dining room addition off the rear of the house. Mr. Minter stated that the current dining room is 100 sq. ft. and that the expansion will bring it to 20' x 10' (200 sq. ft.). Mr. Minter stated that the property is very large but due to the large amount of wetlands on the property, the house is not normally set, as it had to be built very close to the rear property line up close to a steep hill. Mr. Minter also stated that the proposed addition has received approval from the Inland Wetlands Commission. Chairman Byrne asked for comments from the public. No comments from the public. After discussion and with no further comments, **Motion** by S. Martin, seconded by M. Buonaiuto to close the public hearing at 7:35 p.m. on Application 02-2016 of David Minter on behalf of Lauren Sabbagh, 12 Country Brook Road for a for a 5-foot variance of Section 3.2.4.3 for a house addition 45-feet off the rear property line. **Unanimous.**

Discussion on closed public hearings:

Application 01-2016 Motion by D. Michaud, seconded by M. Buonaiuto to approve Application 01-2016 as presented. *Discussion:* S. Martin stated that he was okay with the proposed garage as the surrounding neighbors are supporting it; M. Buonaiuto stated that the proposed garage is not out of place in the area and cited the limitations due to the placement of the septic and leach fields; D. Michaud stated that this proposed garage is going in the location of the pre-existing non-conforming falling down garage; M. Byrne noted the hilly topography and the location of the septic system and leach fields. Chairman Byrne called for a vote. In favor: **Unanimous.**

Application #02-2016 Motion by D. Michaud, seconded by S. Martin to approve Application #02-2016 as presented. *Discussion:* M. Buonaiuto stated that he knows the property which is a steep hill and has a lot of wetlands; D. Michaud stated that there was no alternative locations and that this location has already received Inland Wetlands Commission approval; M. Byrne cited the great amount of wetlands on the property adding that the steep slope behind the proposed addition would limit the impact on the neighbors; S. Martin stated that it is only a 2-ft addition with a 3-ft overhang and also cited the Inland Wetlands Commission approval. Chairman Byrne called for a vote. In favor: **Unanimous.**

Public Participation: None

Adjournment: Motion by D. Michaud, seconded by S. Martin to adjourn at 7:45 p.m. **Unanimous.**

Marianne Byrne

Marianne Byrne *MB*
Chairman
tld/clk

TOWN CLERK
 TOWN CLERK'S OFFICE
 RECEIVED FOR RECORD
 2016 OCT 26 AM 9:32
 Marianne A. Buonaiuto
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