ZONING BOARD OF APPEALS
Unapproved Minutes
May 24, 2016

Members Present: Marianne Byrne, Samuel Blinstrubas, Matt Buonaiuto, George Havican, Carl Montagno, Nazih Noujaim
Members Absent: Dave Michaud, Scott Martin

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

Chairman Byrne seated C. Montagno for D. Michaud and N. Noujaim for S. Martin.

Correspondence:
1) United States of America Federal Energy Regulatory Commission re: Algonquin Gas Transmission, LLC – Notice of Intent to Prepare an Environmental Impact Statement for the Planned Access Northeast Project.
2) United States of America Federal Energy Regulatory Commission re: Algonquin Gas Transmission, LLC – Errata Notice

Clerical Bill: **Motion** by C. Montagno, seconded by S. Blinstrubas to pay the clerical bill. **Unanimous.**

Approval of Minutes: Motion by M. Buonaiuto, seconded by N. Noujaim to approve the January 26, 2016 meeting minutes. **Unanimous.**

Old Business: None

New Business:
a. 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 presented an 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. Mr. Petracca provided a site plan showing the location of the detached garage and deck along with a letter signed by his surrounding neighbors confirming that they supported his variance application. 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 location of the septic system leech fields and reserve area, the topography of the land and the property being less than 1-acre and oddly shaped. Mr. Petracca stated that his home is approximately 2,500 sq. ft. and that the new garage is going to be 23 ½ feet high and will be about 744 sq. ft. but was unsure of the length and width. Chairman Byrne asked Mr. Petracca to provide the Board with the exact dimensions of the proposed garage at the next meeting. After discussion, **Motion** by N. Noujaim, seconded by S. Blinstrubas to accept 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.** A public hearing was scheduled for Tuesday, June 28, 2016 at 7:05 p.m.

b. Lauren Sabbagh, 12 Country Brook Road – Application for a 5-foot variance of Section 3.2.4.3 for a house addition 45-feet off of the rear property line. David Minter of DiGiorgi Roofing and Siding, LLC appeared on behalf of the property owner Lauren Sabbagh. Mr. Minter presented the Board with an application and site plan for a 5-foot variance of Section 3.2.4.3 for a sunroom addition off the rear of the house. Mr. Minter also presented detailed architectural plans for the proposed addition. Mr. Minter stated that the property consists of over 4.29-acres but due to the large amount of wetlands on the property the house had to be built very close to the rear property line close to a steep hill. After discussion, **Motion** by C. Montagno, seconded by M. Buonaiuto to accept Application 02-2016 of David Minter on behalf of Lauren Sabbagh, 12 Country Brook Road – Application for a 5-foot variance of Section 3.2.4.3 for a house addition 45-feet off the rear property line. **Unanimous**. A public hearing was scheduled for Tuesday, June 28, 2016 at 7:15 p.m.

Public Hearings: None

Public Participation: None

Adjournment: Motion by S. Blinstrubas, seconded by N. Noujaim to adjourn at 7:31 p.m. **Unanimous.**

Marianne Byrne
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Chairman TD
tld/clk