

Wednesday, October 14, 2015, Town Hall, 7:00 pm

Present: Janet Duchaine, Mark Gelormino, Theodore Root, Mike Durstin, alternate Kevin Ferrarotti

Absent: Tom Rotondo, Jesse Smith

PUBLIC HEARING #1

1. Open hearing-establish quorum.

With Chairman Rotondo absent, Mike Durstin makes a **motion** to elect Janet Duchaine Acting Chairman, seconded by Kevin Ferrarotti. The motion passes unanimously. Acting Chairman Duchaine opens the public hearing at 7:03 pm, all members present are seated and a quorum is established. ZBA Clerk Christine Neal is present, as well as Janelle Nadeau, who will be replacing Mrs. Neal. Proceedings are recorded on audio tape.

2. Brett Lafferty-application for 10.4' side yard variance and a 9.8' front yard variance for an attached garage, Section 5 (Town Residential) Zoning Regulations, property located at 19 Carlton Road.

Clerk Neal reads the public notice into the record, applicant presents and members ask questions and discuss. Acting Chairwoman Duchaine opens the floor for public comment. Members of the public Michael Rewenko of 386 Scoville Hill Rd and Tim Neal of 24 Fitzpatrick Avenue ask questions of the board regarding the application. With no other comment, Mrs. Duchaine closes the public hearing at 7:15 pm.

PUBLIC HEARING #2

1. Open hearing-establish quorum.

Acting Chairman Duchaine opens the public hearing at 7:15 pm. All members present are seated, quorum is established. Clerk Neal is present, as well as Janelle Nadeau, who will be replacing Mrs. Neal. Proceedings are recorded on audio tape.

2. Herman von Oy-application for a 27' side yard variance for a detached garage, Section 5 (Country Residential) Zoning Regulations, 166 Wildcat Hill Rd.

Clerk Neal reads the legal notice into the record. Applicant presents members with a larger survey of his proposed 14x30 garage. Members ask questions and discuss the application. Acting Chairman Duchaine opens the floor for public comment to which there is none. Acting Chairman Duchaine closes the public hearing at 7:30 pm.

Regular Meeting

1. Open meeting-establish quorum.

Acting Chairman Duchaine opens the regular meeting at 7:30 pm. All regular members present and alternate Kevin Ferrarotti are seated, with a quorum established. Clerk Christine Neal is present, as well as her replacement Janelle Nadeau. Proceedings are recorded on audio tape.

2. Approve minutes of previous meeting: 08/18/2015.

Motion Mr. Gelormino, second Mr. Root to approve the 8/18/15 meeting minutes as submitted, passing unanimously.

3. Discussion/possible decision-Brent Lafferty- application for 10.4' side yard variance and a 9.8' front yard variance for an attached garage, Section 5 (Town Residential) Zoning Regulations, property located at 19 Carlton Road.

Members discuss, with mention that the house is on a non-conforming lot and that the house is non-conforming as well, located in the setback.

Motion Mr. Root, second by Mr. Gelormino to grant the 10.4' side yard variance and 9.8' front yard variance for an attached garage as applied for, hardship being the non-conforming size of the lot and location of the existing non-conforming house in the setback. The motion passes unanimously.

4. Discussion/possible decision-Herman von Oy-application for a 27' side yard variance for a detached garage, Section 5 (Country Residential) Zoning Regulations, 166 Wildcat Hill Rd.

Members discuss, with mention that the proposed garage could be moved closer to the house, requiring a lesser variance. **Motion** Mr. Gelormino, second Mr. Ferrarotti, to grant a 20' side yard variance instead of the 27' side yard variance, as requested, hardship being the existing house position on the lot. The motion passes unanimously.

5. Correspondence.

None

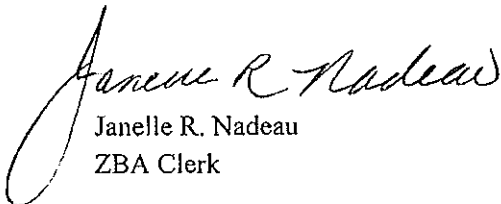
6. Invoices.

None

7. Adjourn.

Motion Mr. Gelormino, second by Mr. Root at 7: 51 p.m. to adjourn, passing unanimously.

Respectfully submitted,



Janelle R. Nadeau
ZBA Clerk