

Zoning Board of Appeals
Minutes

August 19, 2014

Minutes: July 8, 2014 – the Board voted 4-0 to approve the minutes with minor changes.

Members Present: Paul Giunta – Chairman, Thomas Golden – Clerk, Theodore Scott and Mitchell Gorka-arrived at 7:30 PM (He did not sit on 55 Highland St.; had a conflict of interest.)

Public Hearings:

7:00 PM

55 Highland St. – Gonzalo Sanchez – ZBA Case #1428-2014

To construct a 15 ft. x 16 ft. attach addition on the side of the existing house which will increase the current non-conforming residential use by greater than the maximum required 30 percent. (Chapter 650 Article VII) The existing lot coverage is 41 percent and the proposed addition will increase Lot Coverage at 45 percent. The property is located in Zoning District Residence B, being Map 56 Parcel 236 of the Assessor's Maps, also known as 55 Highland St.

The Board informed the applicant that only 3 members of the Board were present this evening. The Board needs 4 members to hear and vote on a case. With the applicant's approval, the Board voted 3-0 to continue the public hearing to Sept. 2, 2014 at 7:00 PM.

7:30

110 Brimsmead St. – Christopher Hodge (Continuation)

ZBA Case #1427-2014

The applicant is proposing a second driveway opening. According to Section 650-49(2)a - There shall be no more than one driveway street connection for lots with less than 200 ft. of frontage; Section 650-49(2)c – Distance from property line. The edge of the driveway shall be located no closer than the minimum distance governing parking areas as provided for under §650-48C(5) – 5 feet; Section 650-49(2) – Distance from building. No driveway shall be located within 5 ft. of a building, except for driveways intended for drive-up window service which shall be subject to site plan approval.

The Board waited to re-open the public hearing to 7:40 PM. in hopes the applicant was late. The applicant did not arrive. The

Board's secretary, Susan Brown, informed the Board she did not receive a call from the applicant about not being present this evening.

Mitchell Gorka made a motion to **deny** the petition. Thomas Golden seconded that motion.

Discussion: Mr. Gorka stated that the applicant did not present to the Board a survey plot plan of their lot, as requested at the July 8th meeting. He also stated it is difficult to know if the proposed second driveway will encroach onto the neighboring lot.

Mr. Giunta stated he went to the site this morning to take some measurements of the existing hedge on the left side of the existing driveway for a possible expansion of the existing driveway. He felt that if the hedge was removed, the existing driveway can gain at least 2 ft. with the possibility of parking 2 cars side by side, and the existing driveway opening can be widened. Mr. Giunta also went to the city's engineering dept. to get a plan of the area with the lot in question showing.

With the applicant not being present, a motion was made by Mitchell Gorka and seconded by Thomas Golden to **Deny** the petitioner's request for a variance.

The Board voted 4-0 to **Deny** the petition.

There was no one in the audience.

On a vote of 4-0, the public hearing was closed.

With no other business, the public meeting was adjourned.

Respectfully submitted,


Paul Giunta
Chairman