

Zoning Board of Appeals October 12, 2022 Meeting Minutes

Call to Order:

Mr. Brian Heath, Chairman, called the meeting to order via Virtual Zoom Meeting at 7:00pm

Attendees:

Present: Brian Heath, Chairman, Gerry Chipman, Member, Anna Klimas, Member

Absent:

Staff Present: Jennifer DeBoisbriand, Community and Economic Development Director, Nicole Salvo, Executive Assistant

I. Call to Order

II. 7:00 PM: Public Hearings*

Request for Modification – Prattown Meadows

Representative Jeff Cutter present for the meeting.

Discussion began on the tree plantings and that they will remain as proposed, without the fencing, if granted.

They ask for the fence to no longer be installed due to interference with gas line and wetlands.

Member Chipman asks if the abutters were notified

Jeff noted that they spoke with one woman, who is an abutter, and let her know about the plantings. He also spoke about the slope towards the abutter's properties. He also feels that the fence will not last due to plowing.

Chairman Heath asked if the side walks are on the same side as the fence is proposed.

Jeff noted they are on the opposite side; their will be side walks in the entire development. The fence will be in between lots 649, 24, 25 & 26. He also agrees to ask the two abutters on Plymouth Street how they would feel about the fence not being installed or being over 6ft tall.

Member Klima's asked if houses 18-23 were occupied, and what their opinions were.

Jeff noted 22-23 were occupied and will ask the owners.

Chairman Heath stated this wasn't an unreasonable request but felt the abutters need to be spoken to. He also asked who owned the property located in the middle.

Jeff will reach out to the direct abutters spoken about in the hearing, he will also show slope and infrastructure on plans to be submitted for next meeting.

Member Chipman would like a rendering of changes proposed and finds it important that the abutters be spoken to.

The applicant would not be able to produce by next meeting.

Member Heath can't make the November 9th meeting.

Motion to set meeting for November 16th made by Member Chipman, seconded by Member Klimas.

Roll call vote:

Anna Klimas - Aye

Gerry Chipman - Aye

Brian Heath – Aye

Motion to continue to the November 16th meeting made by Member Chipman, seconded by Member Klimas.

Roll call vote:
Anna Klimas - Aye
Gerry Chipman - Aye
Brian Heath – Aye

Request for Insubstantial Change – McElwain School Apartments

Representative Karla Chaffer present for the meeting.

Karla shares that this is a 57-unit rental apartment, issued approval May 2019. The changes they are asking for are based on things happening in the field. They do not believe these changes are substantial.

The changes are:

- Playground grading
- Fence height reduction
- Artwork instead of grass
- Monument sign

Member Chipman asked why they were going from 2 signs down to one.

Chairman Heath asked about the abutters, Director DeBoisbriand noted the abutting properties were institutional.

Motion declare this an insubstantial change made by Member Chipman, seconded by Member Klimas.

Roll call vote:
Anna Klimas - Aye
Gerry Chipman - Aye
Brian Heath – Aye

III. Board Business

IV. Adjournment

MOTION: Member Klimas moves to close the public hearing, Member Chipman seconds.

Roll call vote:
Anna Klimas - Aye
Gerry Chipman - Aye
Brian Heath - Aye