

Zoning Board of Appeals November 16, 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, Daniel Greenberg, Member

Absent:

Staff Present: Jennifer DeBoisbriand, Community and Economic Development Director, Nicole Salvo, Executive Assistant, Building Inspector, Steve Solari

I. Call to Order

II. 7:00 PM: Public Hearings*

80 Cedar Crest- Variance Request

Charles Giacchetto speaks to the variance request being made, talking about the lot shape, steep hill and so on. He notes that 2 of the neighbors are okay with the deck being added on the rear.

Member Chipman spoke to the members, sharing that he viewed the site over google earth, and this is a rather private lot. He held no objection.

Member Greenberg agreed with Mr. Chapman's points.

Member Klimas also stated that the hardships were sufficient, and she was pleased neighbors had been approached.

Motion to approve the variance based on hardship made by Member Chipman, seconded by Member Klimas.

Roll call vote:

Brian Heath – Aye

Anna Klimas - Aye

Gerry Chipman - Aye

Daniel Greenberg - Aye

Request for Modification – Prattown Meadows

Representative Jeff Cutter present for the meeting.

Mr. Cutter began by sharing updates per the requests of the board members. He spoke to several abutters, most of them were opposed to the fence being put up in the first place.

Member Chipman had visited the site since and has a better feel for the locations in question, he was also pleased that abutters had been spoken with.

Motion to declare the request as an insubstantial change made by Member Chipman, seconded by Member Klimas.

Roll call vote:

Brian Heath – Aye

Anna Klimas - Aye

Gerry Chipman - Aye

Daniel Greenberg - Aye

Motion to approve the insubstantial change made by Member Chipman, seconded by Member Klimas.

Discussion: Chairman Heath requested a new plan of record be submitted to show the approved changes.

Roll call vote:

Brian Heath – Aye

Anna Klimas - Aye

Gerry Chipman - Aye

Daniel Greenberg – Aye

Director DeBoisbriand addressed the concern with propane tanks being used at some of the homes, and if they intended on applying for a minor mod.

Mr. Cutter shared that they are temporary and do not plan to apply for a minor modification. They are only there as he is struggling to get the gas company on site to install.

Building Inspector Solari noted they were 200-250lb tanks above ground, asked how many?

Mr. Cutter stated there were only two, and it was only one house.

III. Board Business

IV. Adjournment

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

Roll call vote:

Brian Heath – Aye

Anna Klimas - Aye

Gerry Chipman - Aye

Daniel Greenberg – Aye