

Zoning Board of Appeals May 22nd, 2024 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, Anna Klimas, Vice- Chair, Daniel Greenberg, Member

Absent:

Staff Present: Robert Rulli, Community and Economic Development Director, Steven Solari, Building Commissioner, ZEO Officer.

I. Call to Order

II. Public Hearings

0 Pine Street – Special Permit / Variance Request

Applicant / Representative: Milton Morris / Pine & Sprue Realty Corp.

Applicant Mr. Morris shares that since his previous meeting they have determined that the town is not selling the land they were looking for. He has shifted his request to the house being on the front lot, therefore the frontage is the issue. He is open to conditions being set in the decision.

Motion to close the public hearing made by Member Greenberg seconded by Member Klimas.

Roll call vote:
Brian Heath – Aye
Anna Klimas - Aye
Daniel Greenberg – Aye

Motion to approve the Special permit and variance request for retreat lot requirements, to include the discussed conditions made by Member Greenberg seconded by Member Klimas.

Roll call vote:
Brian Heath – Aye
Anna Klimas - Aye
Daniel Greenberg – Aye

135 Sharon Ext – Special Permit / Variance Request

Applicant / Representative: Andrade Ronaldo Marcelo / Murilo Silva Jr.

Representative Murilo Silva discusses the request with the board, to construct an accessory structure over 900 sqft.

Jim Micho – Sharon Ct – asks about accessory structure and ADU, may use the barn for business.

Mr. Solari notes that 2 dwellings are not allowed on a single lot.

Nanett Howard – Walnut St – shares her concerns with the flooding that is caused by the construction of the barn many years ago and how this could affect future water movement.

The pool house is before the board as the covered patio part exceeds the 900sqft, if to be removed, the pool house would be allowed.

Kara Hines – Walnut St – feels the neighbors are not being considered by the owner as there is now so many water issues and drainage.

Mike Howard – Walnut St – also shares that drainage has been a huge issue.

Board would recommend a continuance to decide if the covered patio is needed, without such, they would not need the special permit.

Mr. Solari asks further questions about the exiting shed and/or pool house.

The applicant agrees to a continuance.

Motion to continue to the next meeting made by Member Greenberg seconded by Member Klimas.

Roll call vote: Brian Heath – Aye
Anna Klimas - Aye
Daniel Greenberg – Aye

1185 Pleasant St – Special Permit / Variance Request

Applicant / Representative: Town of Bridgewater / Strong Point Engineering Solutions, Inc.

Eric Diaz, Representing the project proposal. He begins showing the plans, stating there are wetlands being delt with. The height is the focus of the request as the rest of the project is in compliance with the requirements.

Motion to close the public hearing made by Member Klimas seconded by Member Greenberg.

Roll call vote: Brian Heath – Aye
Anna Klimas - Aye
Daniel Greenberg – Aye

Motion to approve the variance request for height requirements, made by Member Greenberg seconded by Member Klimas.

Roll call vote: Brian Heath – Aye
Anna Klimas - Aye
Daniel Greenberg – Aye

Member Klimas motions to close public hearing portion, Member Greenberg seconds.

Roll call vote:
Brian Heath – Aye
Anna Klimas - Aye
Daniel Greenberg – Aye

III. Board Business

IV. Adjournment

MOTION: Member Klimas motions to adjourn, Member Greenberg seconds.

Roll call vote:
Brian Heath – Aye
Anna Klimas - Aye
Daniel Greenberg – Aye