

Zoning Board of Appeals November 13, 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

48 Samuel Ave – Special Permit Request

Applicant / Representative: A. Chaves Inc /Nyles Zager

Nyles discusses the request for the proposed garage, which is over the allowed 900 sq ft, to be used to store antique cars. Members asked questions based on height, if there would be a bathroom, and if it was one floor.

There was no public comment.

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 under 4.4.1 Accessory structures dimensional requirements and location #3, made by Member Klimas seconded by Member Greenberg.

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

200 Auburn – Variance

Applicant / Representative: Casey Rekowski / Brian Tanguy

Brian, General Contractor, shares the proposal for an attached 2'4x16' garage, requiring relief of 7.7 ft from the side yard setback. The garage would only be 12.3ft from the side yard, but the feel the typography does not allow for any tother location. Member Greenberg asks about how much of the trees would need to be cleared. Chairman Heath confirms there's still a buffer between lots. Member Greenberg asks about the breezeway being eliminated and would they still require a variance.

There was no public comment.

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

Members noted this garage is 1 bay.

Motion to approve the Variance under 4.2 for 7.7ft of relief, made by Member Klimas seconded by Member Greenberg.

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

III. Board Business

Administrative

0 Leonard / 259 Summer – Scrivenor error change approval

Members reviewed the updated Granted Decision and agree with what is to be stamped in. They will re-sign approval.

CBD-R Zoning – One of the first projects under the Form Base code is expected to come in soon, with that, Director Rulli offers to meet with Members as they desire for a more in-depth discussion.

Minutes:

Motion to approve the minutes of 5.22/6.2/7.24, made by Member Klimas seconded by Member Greenberg.

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

Meeting on 11/27/2024 is CANCELLED.

IV. Adjournment

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

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