

Zoning Board of Appeals March 12, 2025 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, Daniel Greenberg, Member

Absent:

Staff Present: Robert Rulli, Community and Economic Development Director

I. Call to Order

II. Public Hearings

60, 70, 76-78, 86 & 94 Broad St – Variance Request

The applicant requested to Withdraw without prejudice.

Motion to accept the Withdrawal without prejudice for 60, 70, 76-78, 86 & 94 Broad St, made by Member Greenberg seconded by Member Klimas.

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

60, 70, 76-78, 86 & 94 Broad St – Appeal of the Building Inspectors Decision – Continued to Feb 12th

The applicant requested to Withdraw without prejudice.

Motion to accept the Withdrawal without prejudice for 60, 70, 76-78, 86 & 94 Broad St, made by Member Klimas seconded by Member Greenberg.

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

*Taking out of order

0 Hammond Street – Variance Request

Mr. Larry Silva, Representative, speaks about the request for the retreat lot, to be able to build a single-family home.

Chairman Heath asked about Fire truck access.

Mr. Silva shared some ariel images of the lot and renderings of the proposed home. He speaks about the intent and why this fits well in the neighborhood, allowing the lot to be used in an appropriate way while maintaining the look and feel of the neighborhood.

Chairman Health discusses that inability to properly obtain frontage and the hard ship, he would support this request as the proposed home would be the best use.

Member Klimas also shares that the lot shape restricts proper frontage but the home being proposed is reasonable and in alignment with the neighborhood.

Member Greenberg echo's his fellow members in recognition of the odd lot shape and the inability to get the needed frontage.

Public comment:

There was no one in the public who wished to comment.

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

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

Motion to issue the requested Variances made by Member Greenberg, Member Klimas seconds.

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

121 Pine Street – Special Permit Request

Representative, Frank Gallagher of Gallegher Engineering, speaks about the request to demolish the existing house in complete disrepair and build a new single-family home which complies with Zoning set back requirements. The proposed septic has been approved by the Board of Health. There was no objection from the butters and the members felt this was a positive impact to the area, where the deteriorating and dangerous house remaining would not be best. By creating a more conforming use, this aligns with the neighborhood and the special permit requested would be needed to do so.

There was no one in the public who wished to comment.

Motion to issue the requested Special Permit made by Member Klimas, Member Greenberg seconds.

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

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

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

IV. Administrative

V. Minutes

- Approval of minutes: 12/11/24, 1/8/25, 1/22/25

Motion to approve the minutes made by Member Klimas, Member Greenberg seconds.

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

IV. Adjournment

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

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