

City of

ZONING BOARD OF APPEALS

Richard Sullivan III, Chair
Gary Bacchiocchi, Member
Sofia Bitzas, Member
Kathleen Hogan-Friguglietti, Alternate
Christine Webster, Alternate
Wednesday, February 5, 2020

- Members present
- Members absent

Staff

- | | |
|---|---|
| <input checked="" type="checkbox"/> Richard Sullivan, III Chair | <input type="checkbox"/> Jay Vinskey, Principal Planner |
| <input type="checkbox"/> Gary Bacchiocchi, Member | <input checked="" type="checkbox"/> Christine Fedora, Clerk |
| <input checked="" type="checkbox"/> Sofia Bitzas, Member | |
| <input type="checkbox"/> Kathleen Hogan-Friguglietti, Alternate | |
| <input type="checkbox"/> Christine Webster, Alternate | |

1. Call to order: Chairman Sullivan called the meeting of the Zoning Board of Appeals to order at 7:15 and asked the members to introduce themselves.

2. Public Participation: Chairman Sullivan asked if there is anyone in the room who would like to address the Board regarding items not currently before the Board. There being no one heard the Board proceeded to their next item on the agenda.

Prior to officially opening the meeting Chair Sullivan gave a brief overview of the meeting process.

3. Public Hearings on the petitions of:

API Construction, Inc. for a special permit finding per 4-10.3 to allow a new 2-family dwelling constructed with pre-existing dimensional non-conformities at 85 Mechanic St., zoned Residence B.

Norah Lusignan for variance relief from 3-50.5(1) and a special permit per 3-50.4(1) to allow conversion to a 2-family dwelling on a lot having less than the required area at 21 Linden Ave., zoned Residence A.

Chair Sullivan stated there are two (2) public hearings scheduled for this meeting. There are only two (2) members present; there must be three (3) eligible voting members present to hold public hearings. The hearings will be moved to Tuesday the 18th in room 315A at 7:15, this will be the first available meeting for public hearings to be held. Member Bitzas MOTIONED, seconded by Chair Sullivan to conduct the hearings on February 18, 2020. All in favor.

4. Review and acceptance of any new applications & scheduling of public hearings.

Chair Sullivan stated the Board has received two (2) new applications.

- ✓ 80 Park Circle
- ✓ 105 Western Avenue

80 Park Circle

Chair Sullivan asked the petitioner/applicant for 80 Park Circle to give a brief presentation explaining what they would like to do.

Mr. Grimaldi explained to the Board what he would like to do. He is seeking to expand his single car garage into a two car garage to include an area for a mud room. Mr. Grimaldi reviewed a plot plan from 1984 and proceeded to explain the changes he would like to make to the plan. The garage would come forward from where it is currently located.

Chair Sullivan asked if the applicant could bring in images of what the garage would look like he also noted the Board genuinely conditions the decision to the plan as submitted to the Board.

Chair Sullivan MOTIONED, seconded by Member Bitzas to accept the application and schedule the public hearing for March 25, 2020. All in favor.

105 Western Avenue

Presenting the petition was Robert Goyette of Heritage Homes of 25 Tiffany Circle. Mr. Goyette informed the Board the application before them is for 105 Western Avenue. The petitioner would like to add a 14 x 33 accessible master suite with one story; it will be no closer to the street than the existing garage. Mr. Goyette noted he would stake the location of the addition. He further added he has spoken to the abutters and they are in favor.

Member Bitzas noted she would have to recuse herself from the application.

Chair Sullivan MOTIONED, seconded by Member Bitzas to accept the application and schedule for March 25, 2020. All in favor.

5. Board deliberations/decisions on above-described petitions (if public hearing has been closed)

No deliberations.

6. Review and approval of previous meeting minutes.

Minutes postponed until February 18, 2020.

7. Discussion regarding policy for formal/surveyed plans relative to dimensional relief

Discussion postponed until more members available for discussion.

8. Other Business/Future Agenda Items

No meeting will be held on February 26. A meeting will be held if new applications are received on March 4th.

Motion to adjourn at 7:27.