

**ZONING BOARD OF APPEALS
MEETING MINUTES
July 10, 2017**

2017 NOV -7 AM 11:01

Present: Nick Iannuzzi, Chair; Jim Zarkadas; Andrew Plunkett; Gang Zhao;
Tino Lichauco; Craig White

Staff: Ara Yogurtian, Liaison to the Office of Community Development

Meeting called to order 7:00 PM

Chair Iannuzzi welcomed everyone to the July 10, 2017 meeting of the Zoning Board of Appeals, introduced the Board members asked the audience to sign in on the sign-in sheet if they were planning to be heard by the Zoning Board of Appeals.

Public Hearings:

A. CASE NO. 17-17 – ONE (1) SPECIAL PERMIT
62-64 Palfrey Road – Richard and Elizabeth Kershaw

The Applicant came before the Board seeking to continue the hearing to the meeting on September 11, 2017

No one else spoke.

The Board took the matter under advisement.

B. CASE NO. 17-18 – TWO (2) SPECIAL PERMITS
53 Oak Avenue – Dan and Tiffany Burt

[Craig White entered the meeting at 7:02 PM]

[Craig White recused himself from the meeting at 7:03 PM.]

[Gang Zhao entered the meeting at 7:08 PM.]

Mr. Justin Davies, Davies Design Studio, Architect came before the Board to present the two-story addition and to ask for relief for a front set back and lot coverage. He proposed a setback that did not impede any further than the existing non-conforming setback. He noted that the Applicants had spoken to all the adjacent neighbors and had received their support. Mr. Davies described the design of the addition as being in tune with the style of the home and the rest of the neighborhood.

The Applicants provided a list of neighbors' signatures in support of the project.

The Board discussed the lot coverage increase issue. The existing lot coverage was 26.1' and the proposed lot coverage 28.9'. Mr. Lichauco noted that it looked bigger and he was concerned about future "zoning creep". The other Board members agreed that they had allowed special permits for this use in the past.

No one else spoke.

The Board took the matter under advisement.

Deliberate and vote:

Case No. 17-17 62-64 Palfrey Road

MOTION to continue the hearing to the September 11, 2018 Zoning Board of Appeals meeting was made by Mr. Zarkadas and seconded by Mr. Lichauco. Motion Passed, vote 5-0.

Case No. 17-18 53 Oak Avenue

The Board discussed the lot coverage issue and the issue of "zoning creep". Mr. Iannuzzi noted that he did not see this as being more detrimental to the neighborhood.

Mr. Iannuzzi asked the Board if there were any issues with the roofline. The Applicant noted that the roof height would remain the same.

The Board discussed the bay window and they noted that it did not have a floor area and must be 18" above the floor. This was to be included as a condition in the Special Permit.

MOTION to approve was made by Mr. Zarkadas and seconded by Mr. Plunkett. Motion passed, vote 4-1.

Adjourn: 7:25 PM