

**ZONING BOARD OF APPEALS
MEETING MINUTES
November 6, 2017**

2018 APR -6 PM 2: 20

Present: Nick Iannuzzi, Chair; Jim Zarkadas, Vice Chair; Andrew Plunkett;
Tino Lichauco; Phil Ruggiero

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

1. Meeting called to order 7:00 PM

Chairman Iannuzzi welcomed the public to the November 6, 2017 Zoning Board of Appeals meeting. He introduced the Board members and asked the audience to sign in on the sign-in sheet if they were planning to be heard by the Board that evening.

2. Public Hearings:

A. CASE NO. 17-25 – FOUR (4) SPECIAL PERMITS
36 Lodge Road – David and Sharon DeMarco

Mr. and Mrs. DeMarco, Applicants, came before the Board to present their application to convert a deck into a room and add a new deck to where they would like to bump out the dining room. Mr. DeMarco handed out letters of support from his surrounding neighbors. Mrs. DeMarco came before the Board and explained that her kids would be going to college soon and her Mother-In-Law would be moving in and they would need the extra space. There Board received a letter of opposition from a neighbor.

No one else spoke.

The Board took the matter under advisement.

B. CASE NO. 17-26 – ONE (1) SPECIAL PERMIT
23 Oliver Road – Michael and Sarah Reinold

Keith Miller, Architect, came before the Board and introduced his clients Mr. and Mrs. Reinold. Mr. Miller presented the proposed plans to construct a second story addition. He noted that they had support from their neighbors.

No one else spoke.

The Board took the matter under advisement.

C. CASE NO. 17-27 – ONE (1) SPECIAL PERMIT
26 Waverly Terrace – Kathleen O'Connor

Ms. O'Connor, Applicant, came before the Board to explain that she would like to use a section of her open space in order to be able to walk on a hard surface when she walks out of

her car door and not in grass. She was asking for a slight decrease of her Open Space to increase the driveway width near the house.

Spoke in opposition:

Jinggang Lan, 22 Waverly Terrace, next door neighbor, noted that the project had already started. He noted that the exposed survey pins were not safe for children and it was a tripping hazard. The Board asked the Applicant to make sure that the pins be leveled so that they were safer.

Ms. Judith Sarno, 30 Waverly Terrace, spoke in favor of the application. She noted that Kathy had a serious medical situation which was prompting the need for this accommodation so that she can safely get out of her car and get into her home. A petition was signed by her neighbors in favor of her application. She added that there were already two houses on the street that have front yard parking and that Kathy would not be setting precedent. The Board took the matter under advisement.

D. CASE NO. 17-28 – ONE (1) SPECIAL PERMIT

32 Hammond Road – Elizabeth Reed

Ms. Reed and Mr. Klingbeil, Applicants, came before the Board to explain the need for the one-story side addition to include a new pantry. Most of her pantry items were now located in the basement and it was very inconvenient. Mr. Klingbiel handed out one more letter of support. The proposal was for one simple addition to match the existing roofline.

Mr. Harold Feinberg, 30 Hammond Road, spoke in favor of the project and noted that he believed that the addition would enhance the neighborhood.

No one else spoke.

The Board took the matter under advisement.

E. CASE NO. 17-29 – TWO (2) SPECIAL PERMITS

60 Oak Avenue – Jeanne and Joel Mooney

Mr. and Mrs. Mooney came before the Board and explained that they would like to make some minor changes to their second story dormer. They noted that the dormer would not be visible from the street. They had support from the immediate abutters and a letter of support signed by 27 of their neighbors.

The Board noted that there was an error on the survey and it would need to be updated prior to issuance of the building permit.

No one else spoke.

The Board took the matter under advisement.

3. **Approval of Zoning Board of Appeals Meeting Minutes:** MOTION to approve the Meeting Minutes for April 3, 2017, May 15, 2017, June 19, 2017, July 20, 2017 and September 11, 2017 was made by Mr. Iannuzzi and seconded by Mr. Zarkadas. Motion Passed, vote 5-0.

4. Review and approve Zoning Board of Appeals public hearing dates for calendar year 2018.

The following public hearing dates for calendar year 2018 were approved by the Zoning Board of Appeals;

Monday, January 8, 2018
Monday, February 5, 2018
Monday, March 5, 2018
Monday, April 2, 2018
Monday, May 14, 2018
Monday, June 18, 2018
Monday, July 9, 2018
Monday, September 17, 2018
Monday, October 1, 2018
Monday, November 5, 2018
Monday, December 3, 2018

5. Deliberate and Vote on the following cases:

Case No. 17-25 36 Lodge Road

MOTION to approve four special permits was made by Mr. Iannuzzi and seconded by Mr. Plunkett. Motion Passed, vote 5-0.

Case No. 17-26 23 Oliver Road

MOTION to approve one special permit was made by Mr. Lichauco and seconded by Mr. Iannuzzi. Motion Passed, vote 5-0.

Case No. 17-27 26 Waverly Terrace

MOTION to approve one special permit was made by Mr. Lichauco and seconded by Mr. Zarkadas. Motion Passed, vote 5-0.

Case No. 17-28 32 Hammond Road

MOTION to approve two special permits was made by Mr. Iannuzzi and seconded by Mr. Zarkadas. Motion Passed, vote 5-0.

Case No. 17-29 60 Oak Avenue

MOTION to approve two special permits subject to a corrected plot plan was made by Mr. Plunkett and seconded by Mr. Zarkadas. Motion Passed, vote 5-0.

Adjourn: 8:04 PM

