

**ZONING BOARD OF APPEALS  
MEETING MINUTES  
February 23, 2015**

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Present: Eric Smith, Chair; David Iaia (Associate Member); John McManus (Associate Member); Craig White (Associate Member); Jim Zarkadas; Faustino Lichauco.

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

**7:04 p.m. Meeting called to order**

Chair Eric Smith welcomed everyone to the February 23, 2015 meeting of the Zoning Board of Appeals, introduced all the members of the Board, and then proceeded to give a brief outline of the process. He encouraged audience participation before the committee's deliberations at the end of the meeting, as well as encouraging the submission of relevant documents and other materials necessary to support each case. Associate Members are encouraged to sit in on the cases, as they may be called in to substitute for regular members in a vote. He stated that whenever possible, the Board tries to deliberate and present a decision the same evening that the case is heard, and invited audience members to stay until the end of the Open Hearing. He also stated that the Board has reviewed all submitted materials and urged the audience there was no need to repeat that information.

**Case 14-28, Maria Liebman, Special Permit to operate a Daycare.**

Maria Liebman stated that she has applied for a child care license and that she has spoken with all her neighbors, and they support her.

She reported:

Drop-off times will be staggered between 8:45 am 9:15 am. There is plenty of on street parking nearby.

She will be the only staff person, as she only has 6 children in her care. ECE guidelines state that there must be one staff person for every 10 children in the daycare.

No one else spoke. The Board took the matter under advisement.

**Case 14-29, Doug Sterns, 160 Payson Road**

Doug Sterns, applicant, stated he was seeking to replace his garage. It will be the same footprint and style (Tudor), and material (Stucco) as his old one.

No one else spoke. The Board took the matter under advisement.

**Case 14-30, 117 School Street, Katherine Veser – Special Permit**

Matthew Cummings, of Cummings Architects, provides the Board with a list of neighbors who support the project. In addition to adding a mud room to the home, the applicant would like to build a wrap-around porch. He added the moldings and home exteriors would be milled to match the existing moldings in order to retain the character of the home.

John and Dorothy Herzog, Oak Street spoke in support of the project.

No one else spoke. The Board took the matter under advisement.

### **Uplands Project Comprehensive permit.**

The Engineer for the project showed the Board the latest plans for the electrical system and pump system.

Chair Smith requested that whenever newly submitted specs or plans are submitted by them, that each page be date stamped, not just the cover page. He also asked for plans showing the placement of the trash containers.

### **Case 15-01 - Two Special Permits**

Jim Finn explained that his front wall will be replaced, and he presented letters of support from his neighbors.

Ara Yogurtian told the applicant that he would lose his grandfathering if he removed the wall and that putting it up again would require a special permit.

Ellen Nelson, 25 Bradford Road expressed concern about teardowns , the demolition process, and the propane tank that was near her property line.

MOTION is made by Chair Eric Smith to continue the matter of the Uplands project to the meeting of March 2, 2015. It is seconded by John McManus and it passed.

## **DELIBERATIONS AND VOTE**

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### **Case 14-28, Special Permit**

MOTION to grant relief was made by Chair Eric Smith and seconded Faustino Lichauco. Motion passed, subject to 4 conditions.

### **Case 14-29, Special Permit**

MOTION to grant application as requested was made by Chair Eric Smith and seconded by Faustino Lichauco. Motion failed.

MOTION to reconsider separating the two special permits was made by Chair Eric Smith and seconded by Faustino Lichauco. Motion passed.

**MOTION** to grant the special permit as to height was made by Chair Eric Smith and seconded by Faustino Lichauco. Motion passed.

**Case 14-30 - Special Permit**

John McManus expressed concern that there was not a guard rail on the plans and felt it presented an unsafe condition, he requested from Ara Yogurtian that those changes be made when reapplied for the building permit.

**MOTION** to approve the application was made by Chair Eric Smith and seconded by Craig White. Motion passed.

**MOTION** to adjourn was made by Chair Eric Smith and seconded by Faustino Lichauco. Motion passed.

**ADJOURN: 9:30 pm**