

2017 APR -4 AM 10:41

**ZONING BOARD OF APPEALS  
MEETING MINUTES  
January 9, 2017**

Present: Eric Smith, Chair; Jim Zarkadas, Phil Ruggiero; Tino Lichauco; Craig White; Andrew Plunkett and Gang Zhao

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

**7:03 PM MEETING CALLED TO ORDER**

Chair Eric Smith welcomed everyone to the January 9, 2017 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 public participation before the Board's deliberation at the end of the meeting, as well as submission of relevant documents and other materials necessary to support each case. He also stated that the Board had reviewed all submitted materials and urged there was no need to repeat that information. He mentioned that the second part of the meeting would be for deliberations and voting and that Applicants could stay until the end of the meeting or call Mr. Yogurtian the following day for the results.

**CONTINUED PUBLIC HEARING:**

**AP CAMBRIDGE PARTNERS II – REQUEST TO REVIEW CONDITION #21 TO THE COMPREHENSIVE PERMIT, DATED FEBRUARY 16, 2007.**

Mr. Ward stated that a letter was sent to the Owners of Discovery Park, they have several people to talk to and are now waiting to hear back from them.

Mr. White asked Mr. Ward to keep the Board posted on the progress.

Mr. Ward asked if the Board had a preference as to what type of financial mechanism is preferred regarding to bonding.

Mr. Smith stated that anything that provides the appropriate level of security would be fine. He requested a letter to the Board from Mr. Ward that lists the condition, what was submitted and what is being requested.

Mr. Ward asked about the type of financial assurance the Board would like to see. He said that he will approach the Town Council to see what they would like.

Mr. Smith asked for more detail as to what is being proposed and Mr. Ward stated that there is a book that lists the conditions and how they were met and that they would provide the Board with this document.

**MOTION** to continue to next meeting on February 6, 2017 made by Mr. Zarkadas and seconded by Mr. White. Motion passed 5-0.



**CASE NO. 16-24, FOUR SPECIAL PERMITS AND TWO VARIANCES, 350 TRAPELO ROAD, ROBERT FADEL**

Mr. Becker, Attorney distributed a letter to the Board and he noted:

- Mr. Fadel has greatly reduced his plan and the site plan had been provided for the Board.
- Mr. Fadel had decided on a canopy of 32' X 26'.
- Mr. Fadel plans to obtain new pumps and upgrade his property.
- Mr. Fadel is now asking for only this special permit to enlarge the canopy.

Mr. Smith reviewed the requests that were still active and he noted that there are four of them; 2 Special Permits and 2 Variances.

John Occhino, 18 Hull Street spoke in support of the application.

The Board took the matter under advisement.

**PUBLIC HEARINGS**

**CASE NO. 17-01, A SPECIAL PERMIT, 67 HOITT ROAD, MING ZHONG**

Ms. Miller, Architect, introduced his client, Ming Zhong.

Ms. Zhong spoke and stated that she would like to do an extension on her home and thanked the Board for their consideration.

Ms. Miller explained that the new plan for the home was to create a code compliant second floor over an existing ranch and he noted:

- The new addition will be added over the original square footage of the existing house.
- He has received letters of support from fifteen of the neighbors.
- There are many homes in the neighborhood that have added a second story.

No one else spoke.

The Board took the matter under advisement.

**CASE NO. 17-02, TWO SPECIAL PERMITS, 64 TOWNSEND ROAD, TIAO XIE**

Mr. Xie came before the Board and noted:

- He would like to add a mudroom to the house.
- The house doesn't have a proper entry for his family to enter without going through the kitchen and the house is getting muddy and cold as the rear door allows for much cold air to enter the house.

Mr. Xie provided letters of support from his neighbors.

The matter was taken under advisement.



**CASE NO 17-03, A SPECIAL PERMIT, 368 TRAPELO ROAD, GILSON MARCOS**

Mr. Marcos, Manager came before the Board and noted that he intended to operate the store exactly the same way as the previous owner.

Mr. Yogurtian noted that there were no prior conditions and the store would operate exactly the same way, nothing is proposed to be change. He also noted that the Restaurant Review Committee has reviewed the Change of Ownership Application.

No one else spoke.

The Board took the matter under advisement.

**Deliberations and Vote:**

**CASE NO. 16-24**

The Board discussed the proposed canopy size there were no issues with the application as it was most recently revised.

**MOTION** to approve subject to conditions of the 1993 decision was made by Mr. Zarkadas and seconded by Mr. White. Motion passed, 5-0.

**CASE NO. 17-01**

**MOTION** to approve was made by Mr. Zarkadas and seconded by Mr. White. Motion passed, 5-0.

**CASE NO 17-02**

**MOTION** to approve was made by Mr. Zarkadas and seconded by Mr. White. Motion passed, 5-0.

**CASE NO. 17-03**

**MOTION** to approve was made by Mr. White and seconded by Mr. Zarkadas. Motion passed, 5-0.

**MEETING ADJOURN: 7:38 PM**

The Zoning Board of Appeals next regularly scheduled hearing will be on February 6, 2017.