Board Members Present: Shane O'Connor, Howard Aspinwall, Curtis Ruckey, and Peter Lambert

Town Staff Present: Jennifer Rodriguez, Planning Coordinator and Assistant Zoning and Wetlands Officer

Chairman O'Connor called the meeting to order at 7:05 pm.

Board roll call was taken.

MINUTES:

Chairman O'Connor referred to the June 7, 2010 meeting minutes and asked for any corrections or changes. There were none. He then asked for a motion. Mr. Lambert moved to accept the June 7, 2010 meeting minutes, as published. Mr. Ruckey seconded the motion. All were in favor. The vote was 4 – 0, the motion was approved.

BILLS & CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

Chairman O'Connor pointed out that there were only four Board members present that evening, which was enough for a quorum. He then explained that with only four members the vote would have to be unanimous. Mr. O'Connor asked the applicant if he wanted to go forward with the hearing that evening with only four members or if he wanted to postpone the hearing to a future meeting. The applicant stated that he wanted to go forward with the hearing that evening.

a. Public hearing on Application #FY10-11-01, Owner/Applicant: Andrew Mikalonis for a variance for the property located at 32 Fairview Street to reduce the side yard to 10 feet, where 12 feet is required.

Andrew Mikalonis of 32 Fairview Street addressed the Board and stated that there was currently a staircase inside the existing garage that cut off about 4 feet of the 24 foot garage. He then submitted a drawing of the inside of the existing garage.
Mr. Lambert clarified that the staircase currently existed. Mr. Mikalonis stated that that was correct; there was a concrete staircase in the garage.

Mr. Ruckey asked if the dotted line shown on the drawing was the roof line. Mr. Mikalonis replied that the dotted line represented the beams. Mr. Lambert then asked if the roof was going to run from front to back with the overhang on the front and back of the structure. Mr. Mikalonis replied that the overhang was on the front and back of the structure. Mr. Lambert then clarified that the distance indicated was to the foundation and not the overhang. Mr. Mikalonis stated that that was correct. Mr. Lambert pointed out that it would actually come out another foot when they considered the overhang.

Ms. Rodriguez stated that the extra foot needed to be considered in terms of the impact to the neighbor. She went on to say that she did not think that it would be considered in the side yard.

Ms. Rodriguez asked the applicant if he was making the existing one car garage into a two car garage or if he was adding a two car garage onto the existing one car. Mr. Mikalonis replied that he would be taking the existing one car garage down and adding a two car wide garage that was also two cars deep; it would end up being about a three car garage.

Mr. Ruckey asked if the owner of 25 Fairview Street was present. Grace Ruggiero stated that she was the owner of 25 Fairview Street. Mr. Ruckey then asked Ms. Ruggiero what they would be looking at from Mr. Mikalonis’ proposed garage. Ms. Ruggiero replied that they would be looking at the side of her kitchen and her little enclosed back porch. Mr. Ruckey asked Ms. Ruggiero if she was okay with the proposed garage. Ms. Ruggiero stated that she was fine with the proposal.

Mr. Ruckey asked if there would be storage above the garage. Mr. Mikalonis replied that there would be living space above the garage.

Chairman O’Connor asked the Board members for any further questions. They had none.

Chairman O’Connor asked Ms. Rodriguez for any further comments or questions. She had none.

Chairman O’Connor asked for any public comments in opposition to the application. There were none.
Grace Ruggiero of 25 Fairview Street addressed the Board and stated that she was in favor of the application. She then noted that she had lived at 25 Fairview Street for over 55 years.

Chairman O’Connor asked for a motion regarding Application #FY10-11-01. Mr. Lambert moved to approve Application #FY10-11-01, Owner/Applicant: Andrew Mikalonis for a variance for the property located at 32 Fairview Street to reduce the side yard to 10 feet, where 12 feet is required. Mr. Ruckey seconded the motion and noted that the side yard variance was solely for the garage/bonus room as proposed in the application. Any additional changes shall require a return to the Board. It is not a permit to build. All were in favor. The vote was 4 – 0, the motion was approved.

Mr. Ruckey moved to adjourn the meeting. Mr. Lambert seconded the motion. All were in favor. The vote was 4 – 0, the meeting was adjourned at 7:15 pm.

Respectfully submitted,

Diane Ferrari
Recording Secretary

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THIS IS A DRAFT

Please check the following month’s meeting minutes for official approval of these minutes and any amendments or corrections that were made.