

**ZONING BOARD OF APPEALS**  
**November 2, 2009 Meeting Minutes**

Board Members Present: Shane O'Connor, Howard Aspinwall, Robert Rosenberg,  
Curtis Ruckey, and Alternate Joseph Lawsing

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

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Chairman O'Connor called the meeting to order at 7:00 pm.

Board roll call was taken.

**MINUTES:**

**Chairman O'Connor referred to the September 8, 2009 meeting minutes and asked for any corrections or changes. There were none. He then asked for a motion regarding the minutes. Mr. Ruckey moved to accept the September 8, 2009 meeting minutes, as published. Mr. Aspinwall seconded the motion. All were in favor. The vote was 5 – 0, the motion was approved.**

**BILLS & CORRESPONDENCE:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

- a. Public hearing on Application #FY09-10-05, Owner/Applicant: Carl J. Barnes for a variance for the property located at 19 Greenwood Road to reduce the front yard setback to 36 feet, where 40 feet are required.**

Carl Barnes of 19 Greenwood Road addressed the Board and explained that his house was a tiny home with a small kitchen. He went on to say that he wanted to expand his kitchen out in front by 6 feet. Mr. Barnes noted that the required setback was 40 feet and that his home was currently at 42 feet, therefore after the expansion it would encroach in that setback by 4 feet. He went on to say that the kitchen was already at the front of the house.

Chairman O'Connor asked the Board members for any questions. Mr. Ruckey asked Mr. Barnes how he was going to tie in the expansion. Mr. Barnes replied that he would extend the existing shed roof, the same way that he had done when he had added his garage. He went on to say that it would be tied into the existing foundation. Mr. Ruckey then asked if he was going to pour a whole new footing for the expansion. Mr. Barnes replied that he was going to pour a new footing, because there

was currently nothing there except for the walkway. Mr. Ruckey asked where he was proposing the entrance to the house; would there be an entrance into the kitchen. Mr. Barnes replied that the entrance would stay where it currently was located. Mr. Ruckey clarified that there would be no decking in front. Mr. Barnes stated that that was correct; there would just be the walkway.

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

Chairman O'Connor asked for any public comments in favor of the application.

Kenneth Barnes of 417 Woodland Street stated that he was in favor of the application. (It was then noted that he had no relation to the applicant.)

Chairman O'Connor asked for any public comments in opposition to the application. There were none.

**Chairman O'Connor asked for a motion regarding Application #FY09-10-05. Mr. Rosenberg moved to approve Application #FY09-10-05, Owner/Applicant: Carl J. Barnes for a variance for the property located at 19 Greenwood Road to reduce the front yard setback to 36 feet, where 40 feet are required. The variance is solely for the addition indicated in the application. Any additional changes shall require a return to the Board. The variance is not a permit to build. Please see the Building Department for necessary permits required prior to site work for the structure and driveway. Mr. Aspinwall seconded the motion. All were in favor. The vote was 5 – 0, the motion was approved.**

**Mr. Rosenberg moved to adjourn the meeting. Mr. Ruckey seconded the motion. All were in favor. The vote was 5 – 0, the meeting was adjourned at 7:10 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.**