

ZONING BOARD OF APPEALS
February 1, 2010 Meeting Minutes

Board Members Present: Shane O'Connor, Howard Aspinwall, Robert Rosenberg,
Peter Lambert, and Alternate Lynn Mazza

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

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

Board roll call was taken.

MINUTES:

Chairman O'Connor referred to the December 7, 2009 meeting minutes and asked for any corrections or changes. There were none. He then asked for a motion regarding the minutes. Mr. Rosenberg moved to accept the December 7, 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:

- a. Continued public hearing on Application #FY09-10-06, Owner/Applicant: John Monacchio for a variance for the property located at 24 Hughes Lane to reduce the side yard setback to within 5 feet of the property line, where 10 feet are required.**

No one was present for the public hearing.

Mr. Lambert moved to continue the public hearing on Application #FY09-10-06, Owner/Applicant: John Monacchio for a variance for the property located at 24 Hughes Lane to reduce the side yard setback to within 5 feet of the property line, where 10 feet are required to March 1, 2010. Mr. Rosenberg seconded the motion. All were in favor. The vote was 5 – 0, the motion was approved.

Ms. Rodriguez stated that she had received a letter from the applicant granting the Board the full 65 day extension.

NEW BUSINESS:

- a. Public hearing on Application #FY09-10-08, Owner/Applicant: Richard Gauruder/Susan Parla for a variance for the property located at 17 Midland Street to locate a garage and build with a height of 17' 9" (or approximate mean height of 13'), where a mean height of 12' is the maximum permitted height.**

Rich Gauruder of 17 Midland Street addressed the Board and stated that he wanted to build a garage in his backyard to house some vehicles and get them out of his driveway. He went on to say that he wanted to put a storage area above the garage and wanted to be able to walk down the center of that storage area without having to bend over.

Mr. Rosenberg pointed out that there was a discrepancy on the application; it did not list the heights. He then asked Ms. Rodriguez what she had done with the application. Ms. Rodriguez replied that she had interpreted the height based upon the supplemental information that had been provided. Mr. Rosenberg stated that the Board needed the exact height of the proposed building. Ms. Rodriguez suggested that the Board have Mr. Gauruder confirm that her interpretation of the supplemental information was correct. Mr. Rosenberg clarified that the proposed building would be 17 feet 9 inches high, with a mean height of 13 feet. He noted that the Regulation stated that the building could not go above 12 feet. Mr. Rosenberg then asked what the exact height of the building was going to be. Mr. Gauruder replied that the print that had been submitted stated that it would be 17 feet 9 inches. Ms. Rodriguez stated that that was what was on the print, but that she had just wanted to confirm that that was correct because that information was usually on the application.

Mr. Rosenberg clarified that Mr. Gauruder was asking to build one foot higher than allowed by the Regulations. Mr. Gauruder stated that it actually worked out to be about 14 inches; 17 feet 9 inches was what the builder would do.

Mr. Rosenberg asked Mr. Gauruder why he wanted to go that high with the building. Mr. Gauruder explained that he had had some back issues and if he were to carry anything up into the storage area he did not want to have to be bent over while doing so. He did not want to hurt his back any further.

Chairman O'Connor asked for any public input either for or against the application. There was none.

Mr. Lambert moved to approve Application #FY09-10-08, Owner/Applicant: Richard Gauruder/Susan Parla for a variance for the property located at 17 Midland Street to locate a garage and build with a height of 17' 9" (or approximate mean height of 13'), where a mean height of 12' is the maximum permitted height. 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. Aspinwall seconded the motion. All were in favor. The vote was 5 – 0, the meeting was adjourned at 7:20 pm.

Respectfully submitted,

Diane Ferrari
Recording Secretary

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.