

ZONING BOARD OF APPEALS
March 1, 2010 Meeting Minutes

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

Town Staff Present: none

Chairman O'Connor called the meeting to order at 7:15 pm.

Board roll call was taken.

MINUTES:

Chairman O'Connor referred to the February 1, 2010 meeting minutes and asked for any corrections or changes. There were none. He then asked for a motion. Mr. Ruckey moved to accept the February 1, 2010 meeting minutes, as published. Mr. Rosenberg seconded the motion. All were in favor. The vote was 4 – 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.**

Chairman O'Connor asked Mr. Monacchio if he wanted to postpone the hearing until the Board's next meeting or continue with the hearing that evening. He explained that the Board typically had five members present, but that there were only four present that evening. He noted that they could still proceed, if that was what Mr. Monacchio wanted. Mr. Monacchio stated that he wanted to proceed with the hearing that evening.

John Monacchio of 24 Hughes Lane addressed the Board and stated the he had left the previous meeting knowing that he had to get a survey done of his property. He explained that Mr. Rosenberg had had some concerns about the distance from the property line and the fact that he had used the GIS and not an actual survey. Mr. Monacchio stated that Richard Frawley had conducted the survey. He went on to say that the survey had shown that the distance that he would be from the property line was 5'7" or 5'8", therefore the 5 feet that he had requested was there.

Chairman O'Connor clarified that Mr. Monacchio had found out that he had more than he had originally thought. Mr. Monacchio stated that that was correct.

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

Chairman O'Connor asked for any public comments either in favor of or against the application. There were none.

Chairman O'Connor asked for a motion regarding Application #FY09-10-06. Mr. Rosenberg moved to approve 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. The variance is not a permit to build, the applicant must see the Building Department for the proper permits. The variance is solely for the structure listed in the application. Mr. Aspinwall seconded the motion. All were in favor. The vote was 4 – 0, the motion was approved.

NEW BUSINESS:

None

Mr. Ruckey moved to adjourn the meeting. Mr. Rosenberg seconded the motion. All were in favor. The vote was 4 – 0, the meeting was adjourned at 7:25 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.

