ZONING BOARD OF APPEALS
September 8, 2015 Meeting Minutes

Board Members Present: Shane O’Connor, Howard Aspinwall, Douglas Hamilton, and Douglas Glazier

Town Staff Present: none

The meeting was called to order at 7:45 pm

Board roll call was taken.

MINUTES:

Chairman O’Connor referred to the August 3, 2015 meeting minutes and asked for any corrections or changes. There were none. He then asked for a motion. Mr. Hamilton moved to approve the August 3, 2015 meeting minutes, as published. Mr. Glazier seconded the motion. All were in favor. The vote was 4 – 0, the motion was approved.

BILLS & CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

a. DMV Applications

There were none.

b. Public Hearings

1. Public hearing on Application #FY15-16-04, Owner: Joseph Kobos, Applicant: Joseph Kobos and Angelo D’Aleo for a variance for the property located at 6 Sherwin Lane to reduce the distance of a new driveway to the property line to 3 feet, where 10 feet are required, in order to access a newly proposed addition.

   Angelo D’Aleo, representing Joseph Kobos of 6 Sherwin Lane, addressed the Board and stated that they were requesting a variance from the 10 foot side yard requirement to 3 feet which would allow them to install an asphalt driveway along the left side of the home. The home was currently under construction to have a garage added to the left side.
Mr. D’Aleo pointed out that the driveway would not be three feet from the property line along the entire left side, only from the front left corner of the house and would angle into 3 feet thru the back of the house. He also mentioned that because of the angle of the existing house, the yard was at an angle and as you went farther into the backyard the side yard distance grew to 26 feet.

Mr. D’Aleo stated that he had recently spoken with the neighbor, Joan Monaco. He went on to say that she had no issues or objections to the current construction or the proposed driveway.

Mr. D’Aleo noted that there were many driveways currently in town that were right on or very close to the property lines. He then referred to 272 Reed Avenue as an example.

Mr. D’Aleo stated that one of the hardships was that the first two houses (#2 and #6) were on an odd angle to the road. While #10 (the home right next to 6 Sherwin Lane) was parallel to the road. He then mentioned that they had actually just discovered that Ms. Monaco’s driveway went onto a portion of Mr. Kobos property because of the angles. Mr. D’Aleo reiterated that if Mr. Kobos’ home had originally been built parallel to the road they would not have had an issue with the driveway.

Mr. D’Aleo explained that the driveway would not be used for parking vehicles, it would strictly be used for access to the two side garage doors. He went on to say that Mr. Kobos owned a couple of old cars that he wanted to store in the garage.

Mr. Glazier stated that he had visited the property earlier that day and had had the opportunity to speak with Mr. Kobos. He went on to say that Mr. Kobos had explained to him that the structure being constructed was a large garage that could house 4 vehicles; two could be pulled into the garage thru the front and two into the side garage doors. The discussion then continued briefly.

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

Chairman O’Connor asked for any public input in favor of the application. There were none.

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

Chairman O’Connor asked the Board members for a motion regarding Application #FY15-16-04. Mr. Hamilton moved to approve Application #FY15-16-04, Owner: Joseph Kobos, Applicant: Joseph Kobos and Angelo D’Aleo for a variance for the property located at 6 Sherwin Lane to reduce the distance of a
new driveway to the property line to 3 feet, where 10 feet are required, in order to access a newly proposed addition with the following conditions:

1. The granting of this variance is for the driveway proposed in this application only, permitting an exception to the requirements of Section 225 Driveways.
2. The hardship upon which this decision is based is the original layout of the building on the property. The variance down to three feet is only with regards to the easterly section of the addition and as it goes down because of the triangular configuration the property.
3. Changes to this site plan will require a return to this Board.
4. Applicant is required to submit an as-built drawing to the Building Department prior to use of the driveway.
5. This variance is not a permit to construct the driveway. See the Building Department for Driveway Permit application. Driveway permits are subject to review by the Town Engineer.

Mr. Glazier seconded the motion. All were in favor. The vote was 4 – 0, the motion was approved.

Mr. Glazier moved to adjourn the meeting. Mr. Hamilton seconded the motion. All were in favor. The vote was 4 – 0, the meeting was adjourned at 8:30 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.