

MINUTES
Zoning Board of Appeals
July 15, 2021
Teleconference/Virtual Meeting

Members Present: Jennifer Platt, Vinnie Ragucci, and Bob Breen

Also present: Kathy Morgan, Secretary

Attendees noted: Taylor Morrison & Mike O'Neill

The Public Hearing was held by teleconference/virtual meeting. Ms. Platt, Chairperson, opened the meeting at 7:00 pm

Continued Public Hearings

7 Jacob Raynor – Variance for a detached garage

Chair opened the hearing by reading the public notice.

Mr. Morrison, the homeowner, was present along with his representative Mike O'Neill. The applicant and his neighbor have come to an agreement. Mr. Morrison said the original proposal brought before the board in February was a 24 x 24 structure. They have scaled down the structure to a 7.5' setback from the property line. They also agreed to screening to cover the length, 22' in total. 3 – 5 specimens planted staggered on each property and would split the cost of the installation and plants. 4 – 5' high. Chair wanted to make sure there would be enough clearance to get around the structure on each property. Mike O'Neill said Taylor's property is conforming so it should be at least 25' from his house to the property line. Mr. Arena, the abutter at 8 Jacob Raynor submitted a letter of support for the project. With the changes to the size of the structure, the front of the detached garage would have a setback of 7.5' and the back of the property would meet the 10' setback. Mr. Morrison showed a copy of the septic plan for the abutter at 8 Jacob Raynor, which outlined a drainage easement, but Taylor said the town wouldn't need to get to through the area. Mr Ragucci, along with others, said he appreciates that the neighbors could work things out. The detached garage will be out of the 100' buffer. They would be constructing 2.5' after the wall that depicts the buffer.

Ms. Platt moved to close the Public Hearing, seconded by Mr. Breen; and it was voted in favor.

Ms. Platt moved to grant a variance of 2.5 feet from the westerly side line for construction of a garage in accordance with the revised plan dated 6/9/21 submitted to the board and on the condition that that the applicant plant the screening as discussed in the meeting. Mr. Ragucci seconded the motion; and a roll call vote was taken; Ms. Platt – yes, Mr. Ragucci – yes, Mr. Breen – yes. Mr. Morrison was advised of the 20 day appeal period.

12 Nutter Rd – Home Occupation/Special Permit

Ms. Washington has not responded to emails or phone calls and has produced no evidence that she notified her abutters about the hearing. It was the consensus of the Board to consider the application withdrawn without prejudice so that if the applicant wants to apply again, she can.

Minutes

The minutes were tabled to the next meeting.

Mr. Ragucci moved to adjourn, seconded by Mr. Breen, and voted unanimously in favor.

Approved _____ Dated _____