

MCD 9/19/22
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Minutes

Zoning Board of Appeals

July 12, 2022

7:00 p.m.

Present at meeting: Frank Lombardi, Jason Bibeau, Eric Falcone and Ryan Avery.

Frank Lombardi opens meeting in Senior center.

Chair explains to Alvarado party that the meeting will have to be continued until August 9, 2022 due to lack of quorum. Ryan motions to continue meeting until August 9, 2022. Eric seconds motion. All vote in favor.

Chair calls Linda Neff of 225 Sunset Drive. Linda Neff and Jason Dubois from DC Engineering are present for meeting and explain what she is seeking from the ZBA. Board discusses and goes over application. Curt passes out pictures and explains lot. Chair calls all other boards. No Response. Chair calls abutters. David Morin of 227 Sunset drive is presents states he has no objections. Jason motions to close open portion of the meeting. Ryan seconds. All vote in favor. Eric motions to Grant a variance of 8' ± for side yard setback on the northerly side of property and 4' ± for the side yard setback on the southerly side of property, due to size and shape of lot. Jason seconds motion. All vote in favor. Ryan motions to Grant Special Permit pre-existing nonconforming lot. The lot will not be more detrimental Jason seconds motion. Neff party leaves meeting at 7:35 p.m.

Chair calls Paul and Cheryl Boria of 8 Ash Road. The Paul Boria and Jason Dubois from DC Engineering are present for meeting and explain what they are seeking from the ZBA. Board discusses and goes over application. Curt passes out pictures and explains property. Chair calls all other Boards. No Response. Chair calls abutters. Peter Boria of 4 Elm Road is present has no objections. Ryan motions to close public portion of the meeting. Eric seconds motions. All vote in favor. Eric motions to grant a variance of 4' 9" ± for the side yard setback on the Westerly side of property and a 2' ± variance for rear yard setback, due to shape and size of lot. Jason seconds motion. All vote in favor. Eric motions to Grant a Special Permit pre-existing nonconforming lot. The lot will not be more detrimental. Jason seconds motion. All vote in favor. Boria party leaves meeting at 7:45 p.m.

Eric motions to accept minutes from the last meeting. Jason seconds motion. All vote in favor.

Ryan motions to adjourn meeting. Eric seconds motion. All vote in favor. Meeting is adjourned at 8:00 p.m.

