

ZONING BOARD OF APPEALS

JANUARY 18, 2022 MEETING OF ZONING BOARD OF APPEALS

MINUTES

Present: Chairman Scott DeMane, Kellie Porter, Meghan Weeden, Elizabeth Jent
Joseph McMahon, Building Inspector
Kyle Burdo, Housing Code Inspector

Absent: P.J. Whitbeck, Justin Stearns

Also present: Lori Hebert, Robert Geiger

Mr. DeMane called the meeting to order at 7:02 PM. The following item was on the agenda.

<u>APPEAL</u>	<u>APPLICANT</u>	<u>REQUEST</u>
2308	LORI HEBERT 2 LEONARD AVENUE	CLASS B AREA VARIANCE REQUEST TO REMOVE RETAINING WALL AND REPLACE DETERIORATING STEPS AND LANDINGS INTO FRONT YARD SETBACK

Chairman S. DeMane explained there are only 4 board members present at tonight's meeting, a full board is comprised of 5 board members. An applicant is entitled to be heard by a 5 member board. Any motion to be carried requires 3 affirmative votes. Applicant is provided the option to postpone their appeal at any point during discussion due to lack of a full board present.

The **first** item heard is appeal 2308, Class B Area Variance request to remove retaining wall and replace deteriorating steps and landings into front yard setback.

Discussion:

- Applicant and board discussion regarding proposed plan for new steps and landings.
- Work has begun on this project, update to original project plans provided by applicant.
- Projected encroachment into front yard setback will be 4 ft 3 in.

Public Comment: None.

MOTION:

By: M. Weeden, seconded by: E. Jent

IN REGARD TO APPEAL #2308, AFTER REVIEW OF PART 1 OF THE SHORT ENVIRONMENTAL ASSESSMENT FORM THE CHAIR CHECK NO OR SMALL IMPACT MAY OCCUR FOR ITEMS 1-11 AND ON PART 2 OF THE FORM CHECK THE BOXES INDICATING THE PROPOSED ACTION WILL NOT RESULT IN ANY SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACT AND SIGN

ALL IN FAVOR: 4

OPPOSED: 0

MOTION PASSED

MOTION:

By: K. Porter, seconded by: M. Weeden

IN REGARD TO APPEAL #2308, LORI HEBERT, MOTION TO APPROVE REPLACEMENT OF DETERIORATING STEPS AND LANDINGS LOCATED AT 2 LEONARD AVENUE WITH NEW CONSTRUCTION THAT IS 4 FT X 10 FT 8 IN, ENCROACHING INTO THE FRONT YARD SETBACK

ALL IN FAVOR: 4

OPPOSED: 0

MOTION PASSED

MOTION:

By: M. Weeden, seconded by K. Porter

MOTION TO APPROVE OCTOBER 18, 2021 MINUTES AS WRITTEN

ALL IN FAVOR: 3

OPPOSED: 0

MOTION PASSED

Motion to Adjourn:

By: M. Weeden, seconded by E. Jent

Adjourned at 7:25 PM

For the purpose of this meeting, this meeting was audio and video recorded. This is a true and accurate copy and transcription of the discussion. For a more detailed discussion, please see the recording.

Lisa Beebie
Secretary
Zoning Board of Appeals