

ZONING BOARD OF APPEALS

OCTOBER 18, 2021 MEETING OF ZONING BOARD OF APPEALS

MINUTES

Present: Chairman Scott DeMane, Ron Nolland, Kellie Porter, Meghan Weeden, P.J. Whitbeck,
Justin Stearns
Joseph McMahon, Building Inspector
Kyle Burdo, Housing Code Inspector

Absent: Elizabeth Jent

Also present: April Kasper, Mark Revette

Mr. DeMane called the meeting to order at 7:01 PM.

<u>APPEAL</u>	<u>APPLICANT</u>	<u>REQUEST</u>
2295	APRIL KASPER 26 SANBORN AVENUE	CLASS B AREA VARIANCE REQUEST TO REMOVE EXISTING COVERED PORCH AND CONSTRUCT COVERED DECK WITHIN FRONT YARD SETBACK
2297	8 SOUTH PLATT ST ENTERPRISES LLC/ ANDREW GOLT 8 SOUTH PLATT STREET	CLASS A USE VARIANCE REQUEST TO CONVERT STORAGE AREA TO RETAIL SPACE

The agenda will be heard in the following order:
Appeal 2295
Appeal 2297 - Postponed by applicant, not heard.

The **first** item heard is appeal #2295, April Kasper, 26 Sanborn Avenue, Class B Area Variance request to remove existing covered porch and construct covered deck within front yard setback.

Discussion:

- Board and applicant discussion of plan.
- Existing porch has been removed and a new covered porch constructed, a 8 ft wide x 6 ft deep structure.
- Applicant presented photos of neighboring properties with similar covered front porch decks located a similar distance from front yard setbacks.

Public Comment: None.

MOTION:

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

*IN REGARD TO APPEAL #2295, AFTER REVIEW OF THE SHORT ENVIRONMENTAL ASSESSMENT FORM,
WE FIND THAT THERE IS LITTLE TO NO ENVIRONMENTAL IMPACT AND THE CHAIR MAY MARK
QUESTIONS 1-11 LITTLE TO NO ENVIRONMENTAL IMPACT AND SIGN*

ALL IN FAVOR: 5

OPPOSED: 0

MOTION PASSED

MOTION:

By: R. Nolland seconded by: K. Porter

IN REGARD TO APPEAL #2295, APRIL KASPER, 26 SANBORN AVENUE, MOTION TO APPROVE A CLASS B AREA VARIANCE REQUEST TO REMOVE THE EXISTING COVERED PORCH AND CONSTRUCT COVERED DECK WITHIN FRONT YARD SETBACK, NOTING THAT THE NEW PORCH IS SMALLER THAN THE EXISTING PORCH WHICH WAS REMOVED IN ITS ENTIRETY INSTEAD OF PIECE BY PIECE, REQUIRING THE NEED FOR A VARIANCE

ALL IN FAVOR: 5

OPPOSED: 0

MOTION PASSED

MOTION:

By: R. Nolland, seconded by: P.J. Whitbeck

MOTION TO APPROVE SEPTEMBER 20, 2021 MINUTES AS WRITTEN

ALL IN FAVOR: 4

OPPOSED: 0

MOTION PASSED

Motion to Adjourn:

By: R. Nolland, seconded by M. Weeden

Adjourned at 7:12 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