

Approved:

Zoning Board of Appeals July 14, 2021 Meeting Minutes

Call to Order:

Mr. Brian Heath, Chairman, called the meeting to order via Hybrid in Person at the Town Hall and Virtual Zoom Meeting at 7:00pm

Attendees:

Present: Brian Heath, Chairman, Gerry Chipman, Vice Chair, Anna Klimas, Member

Absent:

Staff Present: Jennifer Burke, Community and Economic Development Director, Nicole Salvo, Executive Assistant

I. Call to Order

II. 7:00 PM: Public Hearings*

- 123.5 Spring Street – ICD Realty Trust, Kenneth Barnard Trustee - Use Variance

Present before the Board: Bill Femoris

The applicant is seeking a Variance to utilize the lot as a single-family home use rather than a commercial use. There are soil conditions on this lot that prevent reasonable expansion of a Commercial entity therefor limiting the use of this lot. The applicant also feels this Variance would not derogate from the by-law and will not negatively impact the neighborhood.

After further discussion, the Board moves to close the meeting.

MOTION: Member Chipman moves to close the public hearing. Ms. Klimas seconds.

Roll call vote:
Brian Heath, Aye
Anna Klimas, Aye
Gerry Chipman, Aye

MOTION: Member Chipman moves to approve the Use Variance. Member Klimas seconds.

Roll call vote:
Brian Heath, Aye
Anna Klimas, Aye
Gerry Chipman, Aye

III. Public Meeting

Approved:

IV. Additional Board Business

- Minutes to be approved: 5/12/2021

MOTION: Member Chipman moves to approve the minutes of May 12, 2021. Member Klimas seconds.

Roll call vote: Brian Heath, Aye
Anna Klimas, Aye
Gerry Chipman, Aye

- Director's Report:
 - Future meeting dates: 9/8 to be Cancelled
 - Appeal Letter received and a call to Town Attorney Re: Meeting procedures, has been made.
 - Board would like the Presence of Town Attorney at the meeting.

V. Adjournment

MOTION: Member Chipman moves to close the public hearing. Member Klimas seconds.

Roll call vote:
Anna Klimas - Aye
Gerry Chipman - Aye
Brian Heath - Aye