

1<sup>st</sup> Vice-Chair Judith Pehota, Christopher Beauchemin, Linda Reil, Joseph DeFrancesco, Robert Stefurak

BOARD MEMBERS  
PRESENT

Chw. Annabel Resnisky , Evelyn Russo

BOARD MEMBERS  
ABSENT

William Warner, Director

STAFF

1<sup>st</sup> Vice-Chair Judy Pehota opened the meeting at 5:30 p.m. and conducted roll call.

ITEM 1  
ROLL CALL

On motion and second by Board Members Robert Stefurak and Linda Reil the Board approved the minutes of the December 3, 2009 regular meeting. Vote was unanimous.

ITEM 2.1  
APPROVED THE  
MINUTES OF THE  
12/3/09 REGULAR  
MEETING

On motion and second by Board Members Linda Reil and Christopher Beauchemin the Board tabled a proposed appeal of a decision by the Zoning Enforcement Officer regarding a recent expansion of Public Bar & Grill located in the B-1 zone at 337-351 Main Street. Vote was unanimous. Applicant/agent The Public Tyler DeVecchis ZBA2009-12

ITEM 3.1  
TABLED A PRO-  
POSED APPEAL  
OF A DECISION  
BY THE ZONING  
ENFORCEMENT  
OFFICER REGARD-  
ING A RECENT  
EXPANSION OF  
PUBLIC BAR &  
GRILL LOCATED  
IN THE B-1 ZONE  
AT 337-351 MAIN  
STREET

Dolores Wiernasz explained the request for the two (2) foot variance. No one from the public spoke. On motion and second by Board Members Joseph DeFrancesco and 1st Vice-Chair Judy Pehota the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members Joseph DeFrancesco and Linda Reil the Board granted a variance to Section 21.02 with regard to the front yard setbacks for a proposed extension of an existing garage in the R-15 zone at 47 David Drive. Vote was unanimous. Applicant/agent Dolores G. Wiernasz ZBA2009-13

ITEM 3.2  
GRANTED A  
VARIANCE TO  
SECTION 21.02  
WITH REGARD  
TO THE FRONT  
YARD SETBACKS  
FOR A PROPOSED  
EXTENSION OF  
AN EXISTING  
GARAGE IN THE  
R-15 ZONE AT 47  
DAVID DRIVE

Frank Magnotta explained the request. Carl Hayn commented. 1<sup>st</sup> Vice-Chair Judy Pehota questioned the purpose. Board

ITEM 3.3  
GRANTED A

Member Joseph DeFrancesco questioned the well, septic and house location. From the public, Diane Hayn commented on the desire to build in back. Richard Eddinger indicated that he was in support and would like to do some across the street. K. Harris spoke in support of the neighboring project. Joshua Eddinger spoke in opposition and commented on other alternatives. Frank Magnotta responded. William Warner responded on the legitimate hardship and farmland preservation. On motion and second by Board Members Joseph DeFrancesco and Linda Reil the Board closed the public hearing. Vote was unanimous. Board Members Christopher Beauchemin and Joseph DeFrancesco felt a hardship exists and that it was a reasonable request. On motion and second by Board Members Christopher Beauchemin and Robert Stefurak the Board granted a variance to Section 21.02 with regard to the frontage requirements for a proposed new lot in the R-30 zone at 309 Chamberlain Road. Vote was unanimous. Applicant/agent Chamberlain Hill Road Associates, LLC ZBA2009-15

VARIANCE TO  
SECTION 21.02  
WITH REGARD  
TO THE FRON-  
TAGE REQUIRE-  
MENTS FOR A  
PROPOSED NEW  
LOT IN THE R-30  
ZONE AT 309  
CHAMBERLAIN  
ROAD

There was no Old Business.

ITEM 4  
OLD BUSINESS

There was no New Business.

ITEM 5  
NEW BUSINESS

On motion and second by Board Members Robert Stefurak and 1<sup>st</sup> Vice-Chair Judy Pehota the Board adjourned the meeting at 6:05 p.m. Vote was unanimous.

ITEM 6  
ADJOURNMENT

Respectfully submitted,

William Warner, AICP  
Director of Planning, Conservation and Development