

ZONING BOARD OF APPEALS REGULAR MEETING FEBRUARY 4, 2010, 5:30 P.M.
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1st Vice-Chair Judith Pehota, Linda Reil, Jonathan Pulino,
Evelyn Russo, Joseph DeFrancesco, Robert Stefurak

BOARD MEMBERS
PRESENT

Chw. Annabel Resnisky, Christopher Beauchemin

BOARD MEMBERS
ABSENT

William Warner, Director, Bruce E. Driska, Zoning Enforcement Officer

STAFF

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

ITEM 1
ROLL CALL

The following correction was noted: On Page 1, under “Board Members Present”, Board Member Evelyn Russo was absent. On motion and second by Board Members Joseph DeFrancesco and Jonathan Pulino the Board approved the minutes of the 1/7/10 regular meeting as amended. Vote was unanimous with Board Member Evelyn Russo abstaining.

ITEM 2.1
APPROVED THE
MINUTES OF THE
1/7/10 REGULAR
MEETING AS
AMENDED

Atty. Michael Dowley introduced himself and explained the application to the Board. Ross Andrew, Jr., Westfield Fire District, spoke about the application. From the public, Sebastian Mazzotta of 475 Middle Street spoke in opposition. Arline Rich of 615 Miner Street spoke in favor of the application. On motion and second by Board Members Evelyn Russo and Joseph DeFrancesco the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members Joseph DeFrancesco and Evelyn Russo the Board granted a variance to Section 25.03 with regard to the lot and frontage requirements for a proposed new lot in the IT zone on Middle Street near Bysiewicz Drive. Vote was unanimous. Applicant/agent Westfield Fire District of the City of Middletown, Inc./Michael F. Dowley & Associates ZBA2010-1

ITEM 3.1
GRANTED A
VARIANCE TO
SECTION 25.03
WITH REGARD
TO THE LOT AND
FRONTAGE RE-
QUIREMENTS
FOR A PROPOSED
NEW LOT IN THE
IT ZONE ON
MIDDLE STREET
NEAR BYSIEWICZ
DRIVE

Atty. Ralph Wilson introduced himself and gave a summary, adding that the applicant has ceased using the area in question and will continue to do so. Bruce Driska and William Warner gave staff comments. Atty. Ralph Wilson continued to explain the issues surrounding the application. From the public, Nancy Newman of 1671 Country Club Road spoke in favor of the application. Amora Corvo spoke in favor of the application. Atty. Ralph Wilson summarized. On motion and second by Board Members Evelyn Russo and Joseph DeFrancesco the Board closed the public hearing. Vote was unanimous. Board Member Evelyn Russo gave comments about the lack of permits and indicated that she was in support of Zoning Enforcement Officer Bruce Driska’s issuance of the Cease and Desist.

ITEM 3.2
UPHELD 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

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Board Member Evelyn Russo voluntarily un-seated herself at 6:20 p.m. and Board Member Robert Stefurak was seated in her place. On motion and second by Board Members Joseph DeFrancesco and Jonathan Pulino the Board upheld the decision of 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

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 Linda Reil and Jonathan Pulino the Board adjourned the meeting at 6:30 p.m. Vote was unanimous.

ITEM 6
ADJOURNMENT

Respectfully submitted,

Bruce E. Driska
Zoning Enforcement Officer