

ZONING BOARD OF APPEALS REGULAR MEETING FEBRUARY 6, 2003, 5:30 P.M.  
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Chw. Annabel Resnisky, 2<sup>nd</sup> Vice-Chm. Leslie Adams,  
Jr., Judith Pehota, Evelyn Russo, Sara Vecchitto

BOARD MEMBERS  
PRESENT

Anthony Szalkiewicz, Martin Reardon, Sheila Walsh

BOARD MEMBERS  
ABSENT

William Warner, Director

STAFF

The minutes of the October 3, 2002 meeting were not available.

ITEM 2.1  
MINUTES OF THE  
10/3/02 MEETING  
WERE NOT AVAIL-  
ABLE

The following correction was noted: On Page 2, Item 3.4, Board Member Evelyn Russo did not vote. On motion and second by Board Members Judy Pehota and Sara Vecchitto the Board approved the minutes of the January 2, 2003 meeting as amended. Vote was unanimous.

ITEM 2.2  
MINUTES OF THE  
1/2/03 WERE AP-  
PROVED AS A-  
MENDED

The minutes of the January 23, 2003 meeting were not available.

ITEM 2.3  
MINUTES OF THE  
1/23/03 MEETING  
WERE NOT AVAIL-  
ABLE

Lee Godburn indicated that the address for his application was incorrect on the legal notice. It should read "59-61 Warwick Street" On motion and second by Board Members Judy Pehota and Evelyn Russo the Board tabled the public hearing for a proposed variance to Section 23.02A with regard to the yard setbacks for a garage located in the MX zone at 57 Warwick Street. Vote was unanimous. Applicant/agent Lee Godburn ZBA2002-19

ITEM 3.1  
TABLED THE P.H.  
FOR A PROPOSED  
VARIANCE TO  
SECTION 23.02A  
WITH REGARD TO  
THE YARD SET-  
BACKS FOR A  
GARAGE LO-  
CATED IN THE  
MX ZONE AT 57  
WARWICK  
STREET

B. Guiffrida explained the proposal to build a garage for his eighty-five uncle to be used as a workshop. Board Member Judy Pehota questioned the addition and expressed concern

ITEM 3.2  
DENIED A  
VARIANCE TO

over the limited yard. Discussion ensued on lot coverage and the breezeway. Board Member Judy Pehota had concerns about the appearance on the street. William Warner explained the lot coverage. No one from the public spoke. On motion and second by Board Members Evelyn Russo and Judy Pehota the Board closed the public hearing. Vote was unanimous. Board Member Judy Pehota indicated that she was opposed. Board Member Evelyn Russo spoke in support and noted that no one spoke in opposition. Board Member Judy Pehota feels there is a need to enforce the existing regulations. A motion to grant a variance to Section 21.02 with regard to the rear yard setbacks and lot coverage for a garage addition located in the R-15 zone at 96 Highland Avenue was made by Board Member Evelyn Russo and seconded by Board Member Judy Pehota. The motion failed with Board Member Evelyn Russo in favor and Board Members Leslie Adams, Judy Pehota and Sara Vecchitto opposed. Applicant/agent Patricia Morello/Gullitti Builders ZBA2003-1

SECTION 21.02  
WITH REGARD TO  
THE REAR YARD  
SETBACKS AND  
LOT COVERAGE  
FOR A GARAGE  
ADDITION LO-  
CATED IN THE  
R-15 ZONE AT 96  
HIGHLAND  
AVENUE

The applicant explained the illness and the need for wheelchair access and a bedroom and bath on the first floor. No one spoke in opposition. On motion and second by Board Members Evelyn Russo and Leslie Adams the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members Evelyn Russo and Judy Pehota the Board granted a variance to Section 21.02 with regard to the side yard setbacks for a bedroom/bath addition located in the RPZ zone at 5 Linden Street. Vote was unanimous. Applicant/agent Mirin Kowlakowski ZBA2003-2

ITEM 3.3  
GRANTED A  
VARIANCE TO  
SECTION 21.02  
WITH REGARD TO  
THE SIDE YARD  
SETBACKS FOR A  
BEDROOM/BATH  
ADDITION LO-  
CATED IN THE  
RPZ ZONE AT 5  
LINDEN STREET

On motion and second by Board Members Leslie Adams and Judy Pehota the Board adjourned the meeting. Vote was unanimous.

ITEM 6  
ADJOURNMENT

Respectfully submitted,

William Warner, AICP  
Director of Planning, Conservation and Development