

Chw. Annabel Resnisky, Judy Pehota, Martin Reardon,
Linda Reil

BOARD MEMBERS
PRESENT

John Voli, Evelyn Russo, Sara Vecchitto

BOARD MEMBERS
ABSENT

William Warner, Director

STAFF

On motion and second by Board Members Judy Pehota
and Martin Reardon the Board approved the minutes of the
February 3, 2005 meeting. Vote was unanimous.

ITEM 2.1
APPROVED THE
MINUTES OF THE
2/3/05 MEETING

Philip Cacciola, City of Middletown ADA Coordinator,
explained the proposal to build the ramp and the need for
the variance. Board Member Judy Pehota questioned the
ramp. On motion and second by Board Members Martin
Reardon and Linda Reil the Board closed the public hearing.
Vote was unanimous. On motion and second by Board
Members Judy Pehota and Martin Reardon the Board
granted a variance to Section 39.03 with regards to the
side yard requirements for the construction of a handicap
accessible ramp to be located at 448 East Main Street.
Vote was unanimous. Applicant/agent Joseph Aresco/BRS

ITEM 3.1
GRANTED A
VARIANCE
TO SECTION 39.03
WITH REGARDS TO
THE SIDE YARD RE-
QUIREMENTS FOR
THE CONSTRUCTION
OF A HANDICAP
ACCESSIBLE RAMP
TO BE LOCATED AT
448 EAST MAIN
STREET

Daniel Penney explained the request and submitted letters
from the abutters. Board Member Judy Pehota questioned
the pond. On motion and second by Board Members Martin
Reardon and Judy Pehota the Board closed the public hearing.
Vote was unanimous. On motion and second by Board Mem-
bers Martin Reardon and Linda Reil the Board granted a
variance to Section 21.02 with regard to the frontage require-
ments for a new lot in the R-30 zone at 1101 Chamberlain
Hill Road. Vote was unanimous. Applicant/agent Daniel J.
Penney ZBA2005-3

ITEM 3.2
GRANTED A
VARIANCE TO SEC-
TION 21.02 WITH
REGARD TO THE
FRONTAGE REQUIRE-
MENTS FOR A NEW
IN THE R-30 ZONE
AT 1101 CHAMBER-
LAIN HILL ROAD

William Warner explained the appeal and the Fire and Police
comments in that they can't access the property. Atty. Lam-
bert claimed the property can be accessed, that the road
is a city road, and reviewed the history of the road. Atty.
Lambert questioned J. Morrelli, submitted pictures of
cars accessing the property and extensive evidence
arguing that Stantack Road is a city street. From the
public, Lawrence Buck commented on the status of the
road and the accessibility of the roads. Eleanor Kelsey
commented on motorcycles and accessibility and the

ITEM 3.3
CONTINUED AN
APPEAL OF A DE-
CISION BY THE
ZONING ENFORCE-
MENT OFFICER
REGARDING THE
ISSUANCE OF A
BUILDING PERMIT
FOR A PROPOSED

prior use of the roads. H. Baldyga explained the history of fires on the mountain and their use of the property. Roger Anderson, a property owner on Stantack Road, indicated that the police told them it was a town road. D. Brill commented on the use of the roads and is a member of a four wheel club. J. Tighe commented on the use of the roads on Lamentation Mountain. Jeff Pierce commented on the condition of the road and the distance to the improved portion. Atty. Lambert concluded and submitted final maps of the Vernlund property. J. Morrelli submitted reports of emergence responses. Atty. Lambert concluded and the debate ended. On motion and second by Board Members Martin Reardon and Linda Reil the Board continued an appeal of a decision by the Zoning Enforcement Officer regarding the issuance of a building permit for a proposed house on an unimproved road at Lot #17 Stantack Road and asked that Police, Fire and Public Works be present at the next meeting. Vote was unanimous. Applicant/agent Westfield Properties ZBA2005-4

HOUSE ON AN UN-
IMPROVED ROAD
AT LOT #17 STAN-
TACK ROAD

Frank Magnotta explained the proposed variance to allow for use of the remaining land. William Warner commented on rear lots. On motion and second by Board Members Martin Reardon and Judy Pehota the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members Judy Pehota and Linda Reil the Board granted a variance to Section 21.02 with regard to the lot frontage for a proposed new lot in the R-30 zone at 532 Bartholomew Road. Vote was unanimous. Applicant/agent Charles Brower ZBA2005-5

ITEM 3.4
GRANTED A
VARIANCE TO
SECTION 21.02
WITH REGARD TO
THE LOT FRONTAGE
FOR A PROPOSED
NEW LOT IN THE
R-30 ZONE AT 532
BARTHOLOMEW
ROAD

Jeff Barcome explained the proposed addition and the need for the variance. He indicated that he had spoken to the abutting owners, mailed the letter and submitted the paperwork. On motion and second by Board Members Martin Reardon and Judy Pehota the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members Martin Reardon and Judy Pehota the Board granted a variance to Section 21.02 with regard to the side yard requirements for a proposed living space and garage addition in the R-30 zone at 93 Oak Ridge Drive. Vote was unanimous. Applicant/agent Mary Lou and Jeffrey Barcome ZBA2005-6

ITEM 3.5
GRANTED A
VARIANCE TO
SECTION 21.02
WITH REGARD TO
THE SIDE YARD
REQUIREMENTS
FOR A PROPOSED
LIVING SPACE AND
GARAGE ADDITION
IN THE R-30 ZONE
AT 93 OAK RIDGE
DRIVE

David Fuchs explained the proposal. On motion and second by Board Members Martin Reardon and Judy Pehota the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members Linda Reil and Martin Reardon the

ITEM 3.6
GRANTED A
VARIANCE TO
SECTION 21.02

Board granted a variance to Section 21.02 with regard to the front and side yard requirements for a proposed additional living space/garage addition in the RPZ zone at 38 Harris Street. Applicant/agent David Fuchs ZBA2005-7

WITH REGARD TO
THE FRONT AND
SIDE REQUIREMENTS
FOR A PROPOSED
ADDITIONAL LIVING
SPACE/GARAGE
ADDITION IN THE
RPZ ZONE AT 38
HARRIS STREET

Donna Caron explained the request for the one foot variance. On motion and second by Board Members Martin Reardon and Judy Pehota the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members Judy Pehota and Martin Reardon the Board granted a variance to Section 21.02 with regard to the front yard setback for a proposed porch in the R-15 zone at 159 Birchwood Drive. Vote was unanimous. Applicant/agent Donna and Normand Caron ZBA2005-8

ITEM 3.7
GRANTED A
VARIANCE TO
SECTION 21.02 WITH
REGARD TO THE
FRONT YARD SET-
BACK FOR A PRO-
POSED PORCH IN THE
R-15 ZONE AT 159
BIRCHWOOD DRIVE

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 Martin Reardon and Judy Pehota the Board adjourned at 6:30 p.m. Vote was unanimous.

ITEM 6
ADJOURNMENT

Respectfully submitted,

William Warner
Director