

Chw. Annabel Resnisky, 2<sup>nd</sup> Vice-Chm. Leslie Adams,  
Jr., Judith Pehota, Anthony Szalkiewicz

BOARD MEMBERS  
PRESENT

Martin Reardon, Evelyn Russo, Sheila Walsh, Sara  
Vecchitto

BOARD MEMBERS  
ABSENT

William Warner, Director

STAFF

There were approximately five members of the public.

PUBLIC

On motion and second by Board Members Anthony  
Szalkiewicz and Leslie Adams the Board approved the  
minutes of the April 4, 2002 meeting. Vote was un-  
animous.

ITEM 2.1  
APPROVED THE MINUTES  
OF THE 4/4/02 MEETING

The Board unanimously voted to change the order of the  
public hearing items. Salvatore Saraceno and Anthony  
Garofalo were present. William Warner explained the  
need for the variance. The applicants agreed to a fence  
and a screen and indicated there would be no outside  
storage. No one from the public spoke. On motion and  
and second by Board Members Judy Pehota and Anthony  
Szalkiewicz the Board closed the public hearing. Vote  
was unanimous. William Warner explained that only the  
one hundred (100) foot requirement is at issue. On motion  
and second by Board Members Judy Pehota and Leslie  
Adams the Board granted a variance to Section 61.01.07  
with regard to relocation of a commercial business to 38  
Stack Street, a portion of which is within one hundred  
(100) feet of a residential zone. Vote was unanimous.  
Applicant/agent 400 Corporate Row, Inc./Sal Saraceno-  
Anthony Garofalo/Brian Baker ZBA2002-5

ITEM 3.3  
GRANTED A VARIANCE  
TO SECTION 61.01.07 WITH  
REGARD TO RELOCATION  
OF A COMMERCIAL  
BUSINESS TO 38 STACK  
STREET, A PORTION OF  
WHICH IS WITHIN ONE  
HUNDRED (100) FEET OF  
OF A RESIDENTIAL ZONE

Paul Hill from the Coca Cola Company explained the  
need for a variance. Board Member Anthony Szalkiewicz  
questioned the expansion of the building. Chw. Annabel  
Resnisky questioned the neighbors in the rear. Discussion  
ensued regarding the new building. No one from the public  
spoke. On motion and second by Board Members Anthony  
Szalkiewicz and Leslie Adams the Board closed the public  
hearing. Vote was unanimous. On motion and second by  
Board Members Anthony Szalkiewicz and Leslie Adams  
the Board granted a variance to Section 23.02A with re-  
gard to the front yard setback for demolition of an existing  
structure and construction of a new one story office building  
at the Coca Cola facility located at 310-320 South Main  
Street. Vote was unanimous. Applicant/agent Coca Cola  
of Northern New England ZBA2002-7

ITEM 3.5  
GRANTED A VARIANCE  
TO SECTION 23.02A WITH  
REGARD TO THE FRONT  
YARD SETBACK FOR  
DEMOLITION OF AN  
EXISTING STRUCTURE  
AND CONSTRUCTION OF  
A NEW ONE STORY OFFICE  
BUILDING AT THE COCA  
COLA FACILITY LOCATED  
AT 310-320 SOUTH MAIN  
STREET

The attorney representing Ronald and Stephanie Borrelli  
requested the item be tabled until the next meeting. On

ITEM 3.2  
TABLED AN APPEAL OF

motion and second by Board Members Judy Pehota and Anthony Szalkiewicz the Board tabled an appeal of a finding by the Zoning Enforcement Officer regarding operation of an alleged commercial horse livery stable at 772 Brooks Road. Vote was unanimous. Applicant/agent Ronald and Stephanie Borrelli ZBA2002-4

A FINDING BY THE ZONING ENFORCEMENT OFFICER REGARDING OPERATION OF AN ALLEGED COMMERCIAL HORSE LIVERY STABLE AT 772 BROOKS ROAD

Atty. William Howard explained the proposal. The Board questioned the notice. Discussion ensued on the purpose of the notice and a possible flaw. Atty. William Howard feels it is appropriate to go forward. Atty. Howard continued to explain the proposal and the need for a variance based on an overlay zone. Board Member Judy Pehota questioned who eats at the café. B. Simmons answered the question and indicated "clients". George Fellner explained the project, the floor plans and the elevations. B. Simmons explained the use of the facility. Discussion ensued with the Board. Atty. William Howard concluded. Rafe DiGiandomenico, a resident of DeJohn Drive, spoke in opposition, feels the road is not suited for commercial use, and had concerns about traffic, late night cleaning vans, trailer trucks, etc. B. Simmons responded that this was the first he had heard of problems with after hours traffic. C. DiGiandomenico expressed concerns about traffic. Atty. William Howard summarized and responded to public concerns. C. DiGiandomenico commented on the "social center" and traffic concerns. Rafe DiGiandomenico questioned "treatment" use. Discussion ensued on the variance and Planning and Zoning approvals. Chw. Annabel Resnisky concluded the public hearing. Board Member Judy Pehota questioned the hardship. Atty. William Howard explained the hardship. Board Member Judy Pehota questioned the treatment. William Warner summarized the need for the variance and the limited scope of authorization and the need for Planning and Zoning Commission approval. On motion and second by Board Members Leslie Adams and Judy Pehota the Board closed the public hearing. Vote was unanimous. William Warner summarized on the need for the hardship and the purpose of the overlay zone. A motion to grant a variance to Section 33.03 with regard to an expansion to the Gilead Community Services building located at 31 DeJohn Drive was made by Board Member Leslie Adams and seconded by Board Member Judy Pehota. The motion was denied with Board Member Leslie Adams in favor and Board Members

ITEM 3.4  
DENIED A PROPOSED VARIANCE TO SECTION 33.03 WITH REGARD TO AN EXPANSION TO THE GILEAD COMMUNITY SERVICES BUILDING LOCATED AT 31 DEJOHN STREET

Judy Pehota and Anthony Szalkiewicz opposed.  
Applicant/agent Rainbow Housing Corporation/  
Atty. William Howard ZBA2002-6

On motion and second by Board Members Judy Pehota and Anthony Szalkiewicz the Board tabled an appeal of a finding by the Director of Planning, Conservation and Development and the Zoning Enforcement Officer regarding a request for a zoning permit to build a single family home on a new lot located on Sand Hill Road. Vote was unanimous. Applicant/agent Carl Haftel/Atty. Michael Dowley ZBA2002-3

ITEM 3.1  
TABLED AN APPEAL  
OF A FINDING BY  
THE DIRECTOR OF  
PLANNING, CON-  
SERVATION AND  
DEVELOPMENT AND  
THE ZONING EN-  
FORCEMENT OFFICER  
REGARDING A RE-  
QUEST FOR A ZONING  
PERMIT TO BUILD A  
SINGLE FAMILY HOME  
ON A NEW LOT LOCATED  
ON SAND HILL ROAD

There was no Old Business.

ITEM 4  
OLD BUSINESS

There was no New Business.

ITEM 5  
NEW BUSINESS

The Board adjourned at 7:10 P.M.

ITEM 6  
ADJOURNMENT

Respectfully submitted,  
William Warner  
Director of Planning, Conservation and Development