

Martin Reardon, Linda Reil, Evelyn Russo, Sara Vecchitto

BOARD MEMBERS  
PRESENT

Chw. Annabel Resnisky, John Voli, Judy Pehota  
Leslie Adams, Jr.

BOARD MEMBERS  
ABSENT

William Warner, Director

STAFF

Board Member Evelyn Russo noted that on Page 2, Item 3.1, she didn't feel comfortable voting and that there should be something indicating why she did vote. On motion and second by Board Members Martin Reardon and Linda Reil the Board approved the minutes of the May 25, 2005 meeting as amended. Vote was unanimous.

ITEM 2.1  
APPROVED THE  
MINUTES OF THE  
5/25/05 MEETING  
AS AMENDED

William Warner indicated that this item has been withdrawn. Ed Dypa indicated that he is an abutting property owner but didn't get notification. William Warner indicated that he should have. On motion and second by Board Members Martin Reardon and Linda Reil the Board accepted withdrawal of an appeal of a decision by the Director of Planning, Conservation and Development regarding an office use at the Lutheran Home located at 606 Congdon Street West. Vote was unanimous. Applicant/agent Bethphage/Atty. David Nielsen ZBA2005-13

ITEM 3.1  
ACCEPTED WITH-  
DRAWAL OF AN  
APPEAL OF A DE-  
CISION BY T HE  
DIRECTOR OF  
PLANNING, CON-  
SERVATION AND  
DEVELOPMENT  
REGARDING AN  
OFFICE USE AT  
THE LUTHERAN  
HOME LOCATED  
AT 606 CONGDON  
STREET WEST

Ralph Cox explained his request for a variance for a shed within the thirty (30) foot setback. He referenced the odd shape of the lot and the steep slopes. Board Member Martin Reardon questioned the distance to the property line. Ralph Cox indicated it would be ten (10) feet from the rear. On motion and second by Board Members Martin Reardon and Sara Vecchitto the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members Martin Reardon and Linda Reil the Board granted a variance to Section 21.02 with regard to the rear yard setbacks for a proposed shed in the RPZ zone at 46 Clarence Court with the condition that the shed be located no closer than twenty (20) feet to the rear property line. Vote was unanimous. Applicant/agent Ralph F. Cox ZBA2005-14

ITEM 3.2  
GRANTED A  
VARIANCE TO  
SECTION 21.02 WITH  
REGARD TO THE  
REAR YARD SET-  
BACKS FOR A PRO-  
POSED SHED IN  
THE RPZ ZONE AT  
46 CLARENCE COURT

Matt Normandin explained the proposal as displayed on the plot plan and submitted a letter from the neighbor on that side.

ITEM 3.3  
GRANTED A

Board Member Evelyn Russo read a letter from Gerald Rankin, a neighbor, into the record. 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 Linda Reil and Martin Reardon the Board granted a variance to Section 21.02 with regard to the side yard setbacks for a proposed garage addition in the R-15 zone at 25 Tupelo Place. Vote was unanimous. Applicant/agent Matt Normandin ZBA2005-15

VARIANCE TO SECTION 21.02 WITH REGARD TO THE SIDE YARD SETBACKS FOR A PROPOSED GARAGE ADDITION IN THE R-15 ZONE AT 25 TUPELO PLACE

Carl Monarca explained the request for a dining room expansion and indicated the layout of the home is no problem. No one from the public spoke and William Warner indicated there were no letters submitted. 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 Martin Reardon and Linda Reil the Board granted a variance to Section 21.02 with regard to the side yard setbacks for a proposed dining room addition in the RPZ zone at 22 Birdsey Avenue. Vote was unanimous. Applicant/agent Carl Monarca ZBA2005-17

ITEM 3.4 GRANTED A VARIANCE TO SECTION 21.02 WITH REGARD TO THE SIDE YARD SETBACKS FOR A PROPOSED DINING ROOM ADDITION IN THE RPZ ZONE AT 22 BIRDSEY AVENUE

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 5:54 p.m. Vote was unanimous.

ITEM 6 ADJOURNMENT

Respectfully submitted,

William Warner  
Director of Planning, Conservation and Development