

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

BOARD MEMBERS PRESENT

Sara Vecchitto, John Voli, Leslie Adams, Jr.

BOARD MEMBERS ABSENT

Brian Robinson, Zoning Enforcement Officer

STAFF

On motion and second by Board Members Judy Pehota and Martin Reardon the Board approved the minutes of the July 7, 2005 meeting. Vote was unanimous with Board Member Evelyn Russo abstaining.

ITEM 2.1
APPROVED THE
MINUTES OF THE
7/7/05 MEETING

Atty. Sebastian Scalora presented the variance application to Section 21.02 with regard to the lot frontage for a proposed new lot to be located in the R-30 zone at 345 Margarite Road. Chw. Annabel Resnisky questioned the hardship. Board Member Linda Reil questioned if the applicant was aware of the lot frontage when the lot was purchased. Board Member Martin Reardon questioned the hardship and the reason for dividing the property. Board Member Judy Pehota questioned if the deed stated that there was three hundred (300') of frontage. Atty. Sebastian Scalora summarized the letter from Beth Lapin and addressed her concerns. Susan Perotti expressed her opposition to the project regarding future development and the existing well. Chw. Annabel Resnisky explained the hardship cannot be exclusively an economic hardship and should be inherent to the land. She questioned the distance between the house and the proposed division line. Michael Catrini stated the proposed line is twenty (20') feet from the house. Todd Isaacson expressed his opposition to the application, stated that the regulations have not changed since the applicant purchased the property; and that there is no hardship to the land. Board Member Evelyn Russo read Beth Lapin's letter into the record. On motion and second by Board Members Judy Pehota and Martin Reardon the Board closed the public hearing. Vote was unanimous. Board Member Evelyn Russo stated that the hardship seemed exclusively Economical and she does not support the variance. A motion to grant a variance to Section 21.02 with regard to the lot area and frontage for a proposed new lot to be located in the R-30 zone at 345 Margarite Road was made by Board Member Judy Pehota and seconded by Board Member Martin Reardon. The motion failed unanimously. Applicant/agent Michael Catrini ZBA2005-21

ITEM 3.1
DENIED A PRO-
POSED VARIANCE
TO SECTION 21.02
WITH REGARD TO
THE LOT AREA AND
FRONTAGE FOR A
PROPOSED NEW
LOT TO BE LO-
CATED IN THE
R-30 ZONE AT 345
MARGARITE ROAD

Mr. Gary Holt summarized the variance application. Board Member Judy Pehota questioned the location of the proposed garage. From the public, Malcolm Porter expressed support for the proposal because it will not impact the neighborhood. On motion and second by Board Members Evelyn Russo and Martin Reardon the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members Evelyn Russo and Martin Reardon the Board granted a variance to Section 21.02 with regard to the rear and side yard setbacks for a proposed garage in the RPZ zone at 10 Westridge Lane. Vote was unanimous. Applicant/agent Gary Holt ZBA2005-22

There was no Old Business.

There was no New Business.

On motion and second by Board Members Evelyn Russo and Martin Reardon the Board adjourned at 6:40 p.m. Vote was unanimous.

Respectfully submitted,

Brian Robinson
Zoning Enforcement Officer

ITEM 3.2
GRANTED A
VARIANCE TO
SECTION 21.02
WITH REGARD TO
THE REAR AND
SIDE YARD SET-
BACKS FOR A
PROPOSED GARAGE
IN THE RPZ ZONE
AT 10 WESTRIDGE
LANE

ITEM 4
OLD BUSINESS

ITEM 5
NEW BUSINESS

ITEM 6
ADJOURNMENT