

**ZONING BOARD OF APPEALS
MINUTES OF MEETING
July 12, 2004**

Board Members Attending: John Barbale
Thomas Hannigan
John Reynolds
Jerry R. Horton (*Not in attendance*)
Matthew Armendo
Lenny Ciuffredo
Morris Bergman

Staff Attending: Joanne Valade, Division of Land Use
David F. Holden, Code Enforcement

John Barbale, Chairman, opened the meeting at 5:30 P.M. The following actions were taken:

Onset Street – Variance: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to continue the requested hearing to August 16, 2004 for Variance (*to construct single-family semi-detached dwelling – duplex*) as listed below:

Variance:

1. Relief of 35 feet from Frontage requirement (Lot 3).

35 Shannon Street – Variances & Special Permit: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variance (*To construct single family attached dwelling -- triplex*) as listed below:

Variance:

1. Relief of 23 feet from Frontage requirement.

2 Stoddard Drive – Variance: Upon a motion by John Reynolds and seconded by Lenny Ciuffredo, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice at the request of the applicant (Variance: *to construct a single-family dwelling on Parcel 1*).

115 Stafford Street – Special Permits & Variances: Upon a motion duly made by John Reynolds and seconded by *Thomas Hannigan*, the Board voted 5-0 to approve the requested Special Permits & Variances (*to establish a retail sales complex in a MG-2 district*) as listed below:

Variances:

1. Relief from off-street parking requirement re: setbacks, buffers and landscaping per Article IV, Table 4.4 (Notes to Table 4.4, #5).
2. Relief of 10 feet from Front Yard setback requirement.

Special Permits:

1. New construction, reconstruction or conversion to non-residential use.
2. To allow retail sales in a MG-2 district.

54 Amherst Street – Special Permit & Variance: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Special Permit & Variance (*to construct an addition onto side of existing single-family dwelling*) as listed below:

Variance:

1. Relief of thirteen feet from Side Yard setback requirement. (15-foot exterior side yard setback is required).

Special Permit:

1. Expansion or change of non-conforming use.

299 Barber Avenue – Variance: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variance (*To construct single family semi-detached dwelling -- duplex*) as listed below:

Variance:

1. Relief of 14 feet from Frontage requirement.

45 Barclay Street – Variance: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variance (*To construct a two-family dwelling*) as listed below:

Variance:

1. Relief of 1,163 square feet from Gross Dimensional requirement.

1317 Main Street – Special Permit & Variance: Upon a motion duly made by John Reynolds and seconded by Morris Bergman, the Board voted 5-0 to approve the requested Special Permit & Variance (*to replace existing structure with new construction for use as automotive sales/automotive service including detailing and repair in a three-bay service area within six feet of rear lot line*) as listed below:

Variance:

1. Relief 14 feet from Rear Yard setback requirement.

Special Permit:

1. New construction, reconstruction or conversion to non-residential use.

61 Harvard Street – Special Permits: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Special Permits (*to continue*

use as offices; and additionally as service shops, personal services such as spa, hair salon or tailor) with the following conditions as listed below:

Special Permits:

1. Expansion or change of a non-conforming use.
2. New Construction, reconstruction or conversion to non-residential use.

Conditions:

1. Limit one office space to 5,000 square feet.
2. Special Permit limited to current owner.

Corrine Street – Special Permit: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice at the request of the applicant (Special Permit: *to construct three single-family attached dwelling units -- triplex*) as listed below:

Special Permit:

1. New residential construction or conversion to additional dwelling units.

178 Eastern Avenue – Variance: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variance (*to construct a two-family dwelling*) as listed below.

Variance:

1. Relief of five feet from Frontage requirement.

88 Tory Fort Lane – Variance: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variance (*to construct a detached garage*) as listed below.

Variance:

1. Relief 13 feet from Article IV, Section 8 (II)(J) requirement.

2 Herbert Road – Variances: Upon a motion by John Reynolds and seconded by Lenny Ciuffredo, the Board voted 5-0 to approve the requested Variances (*to expand living area and convert existing one-car attached garage into a two-car garage*) as listed below.

Variance:

1. Relief 200 square feet from Gross Dimensional requirement.
2. Relief of 10 feet from Rear Yard setback requirement.

15 Putnam Lane – Extension of Time: Upon a motion duly made and seconded it was voted by the Board to approve a six-month extension of time for construction commencement to begin.

OTHER BUSINESS: None

Approval of Minutes: Upon a motion duly made and seconded it was voted to approve the minutes of the June 28, 2004 meeting.

The meeting adjourned at 8:00 p.m.