

MEMBERS PRESENT: Hal Gaffin, Hank Besanceney, Mark Donahoe, Jim Hoh

MEMBERS ABSENT: Theresa Markham

ALSO PRESENT: Charlie Johnson; Danny Basette; Ryan Stoner, Gary Garofalo

Chair Gaffin called the meeting to order at 7:33 PM.

AREA VARIANCE (front yard setback): NORTON STATION LOTS 1-12, 15, 16

AREA VARIANCE (front yard setback): NORTON STATION LOTS 13, 14

Ryan Stoner is requesting an area variance for front setback for the Norton Station subdivision. The subdivision is in the TV district which has a front set-back of 1'-10' (min/max). Mr. Stoner would like a variance to allow a maximum set-back of 25' for lots 1-12, 15 & 16 and maximum set-back of 50' for lots 13 & 14.

A minimum set-back of 20' is required by the utility companies in order to run their lines underground. Mr. Stoner plans to put parking under the buildings on lots 13 and 14 which will require a larger set-back for extra grading.

Mr. Garofalo stated that, at their April 5, 2010 meeting, the Planning Board had stated that they were in favor of increasing the front set-back for aesthetic reasons.

Chair Gaffin opened the meeting to the public at 7:54pm. There were no questions/comments so the public hearing was closed.

Motion by Jim Hoh, seconded by Hank Besanceney to grant a variance for a maximum front set-back of 25' for lots 1-12, 15 and 16, based on the plans presented. This variance is contingent upon Mr. Stoner submitting a drawing documenting the lot numbers.

ROLL CALL VOTE

1. H. Besanceney – Aye
2. M. Donahoe – Aye
3. H. Gaffin – Aye
4. J. Hoh – Aye

ALL IN FAVOR

MOTION CARRIED – AREA VARIANCE GRANTED

Motion by Hank Besanceney, seconded Jim Hoh by to grant a variance for a maximum front set-back of 50' for lots 13 and 14, based on the plans presented. This variance is contingent upon Mr. Stoner submitting a drawing documenting the lot numbers.

ROLL CALL VOTE

1. H. Besanceney – Aye
2. M. Donahoe – Aye
3. H. Gaffin – Aye
4. J. Hoh – Aye

ALL IN FAVOR

MOTION CARRIED – AREA VARIANCE GRANTED

The Board filled out the Area Determination Worksheets for Norton Station (see attached).



Motion by Mark Donohoe, seconded by Hank Besanceney to adjourn the meeting at 8:13 PM.

ALL IN FAVOR, MOTION CARRIED

Respectfully submitted,

Judi Barrett

Clerk for the Zoning Board of Appeals