

Zoning Board of Appeals Minutes, 11/02/2016

**Zoning Board of Appeals
Minutes
November 2, 2016
Auditorium**

Members in Attendance: Chair Ethan Berg, (EB); Shawn Leary Considine (SLC); Robert Fuster Jr. (RFjr); Ned Douglas, (ND); Cliff Snyder, (CS)

Staff in Attendance: Gwen Miller, Land Use Director & Town Planner, (GM); Peggy Ammendola, Land Use Clerk, (PA)

Approve minutes:

August 17, 2016 EB, RF CS-Approved by consensus

October 5, 2016 EB, SLC, ND Approved by consensus.

October 24, 2016-Tabled as there wasn't a quorum.

Paul E. Glass III, 29 Lawton Street (Map 39 Parcel 16), Special Permit under Section 4.1.1, Footnote 6 "Table of Dimensional Requirements," to place a new shed behind the home. The shed will be placed to the rear of the home leaving two side setbacks of 16' and one rear setback of 20'.

Presenting the application was Christian Halley and Paul Glass.

Presenting the application were Christian Halley and Paul Glass. The width of the lot in the rear of the property is 50 feet. The proposed shed is 16" X 20". It was pointed out that the lot is an irregular shape, with 100 feet frontage, and in the rear it is only 50 feet.

RFjr made a motion to close the public hearing and SLC seconded the motion. The Board voted to approve 5-0.

SLC made a motion to grant the Special Permit as presented. EB seconded the motion. The Board discussed the petition and concurred that the petition meets the requirements of a special permit. The Board voted to approve 5-0.

Other business:

Steve Morrison, 25 Pittsfield Road (Map 17 Parcel 37). Mr. Morrison of Morrison Home Improvement came before the Board on August 17, 2016 to apply for a free standing sign. He was granted a special permit. In the meantime, other vendors have signed agreements to occupy space within the building and Mr. Morrison would like to change the signage to include the names of the other vendors. He was inquiring as to whether this change would necessitate filing a new petition. The Board agreed that since the change would be significant, he must file again with the ZBA

The meeting was adjourned at 7:30 PM.

Respectfully submitted,
Peggy Ammendola