

ZONING BOARD OF APPEALS
MINUTES
Regular Meeting
September 12, 2022

REGULAR MEETING AT 7:30 P.M.
MUNICIPAL CENTER

ROOM 302

PRESENT: Peter Autunno, (Chairman), Stacy Shaw, Robert Michalik, and Rizwan Mumtaz,

STAFF: John Bossi, Town Engineer

ALTERNATES:

ABSENT: Rick Drezek and Jody Autunno

A. ROLL CALL:

There was quorum. The meeting was called to order at 7:30 pm.

B. UNFINISHED BUSINESS:

None

C. PUBLIC HEARINGS:

The chairman, (Peter Autunno), reviewed the process/rules for the public hearing(s):
The applicant shall briefly explain their request for a variance, following by questions from the Board. After the questions from the Board, anyone in the audience may share their comments, concerns, and/or questions upon which the applicant may rebut or answer any comments or questions expressed by the audience.

The notice of the first Public Hearing Item was read by the Chairman: Application #22-09-01, , Long Le of 12 Higgins Avenue seeks a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section C Maximum Building Limitations -

Maximum Coverage to permit the 38% Lot Coverage where the maximum permitted is 30% for a property known as 12 Higgins.

Long Le, owner/applicant briefly explained the variance request. Mr. Le variance request was for relief of maximum lot coverage to permit the construction of a 16' by 30' (480 sf) detached garage. The construction of the structure would increase the lot's total impervious surface to 2330 square feet exceeding the maximum permitted, (1,830), by the Zoning Regulations. Evidence presented was diagrams showing the location of the proposed structure and an area map showing most of the surrounding parcels exceeded the maximum lot coverage.

The Board questioned the applicant on whether the proposed size of the structure could be reduced to comply with the Zoning Regulations. After discussion involving the applicant, the Board deemed any reduction necessary to comply with the Regulations would not provide a large enough structure to serve as a garage.

There was no public comment on the variance request. The public hearing was closed.

D. NEW BUSINESS:

Robert Michalik made a motion to approve Application #22-09-01, Long Le of 12 Higgins Avenue seeking a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section C Maximum Building Limitations -Maximum Coverage to permit the 38% Lot Coverage where the maximum permitted is 30% for a property known as 12 Higgins. Rizwan Mumtaz seconded the motion. Discussion followed. The Board deemed the request as presented reasonable. Most of the surrounding parcels exceed the maximum lot coverage and as such there was no evidence discovered that granting a variance for this parcel would adversely impact the neighborhood or community at large. The motion was approved 4-0.

E. MINUTES:

A motion was made by Robert Michalik and seconded by Stacy Shaw to accept the minutes as printed. No discussion. The motion was approved 4-0.

F. EXECUTIVE SESSION:

There was no Executive Session.

G. BILLS AND COMMUNICATIONS:

There were no bills or communications.

H. ADJOURNMENT:

Robert Michalik made a motion to adjourn the meeting. The motion was seconded by Stacy Shaw. The motion was approved 4-0. Adjournment 7:50:10 pm.

Respectfully Submitted.


John R. Bossi
Director of Technical Services