

MINUTES
ZONING BOARD OF APPEALS
FEBRUARY 16, 2011 – 7:00 P.M.
SPECIAL MEETING
TOWN HALL ANNEX – COMMUNITY ROOM 1

Present: Kravits, Manning, Russotto, Stebbins, Mencer
Excused: Grady
Staff: Cullen, Doolittle

Chairman Stebbins called the meeting to order at 7:01 p.m.

I. PUBLIC HEARINGS

ZBA#10-08 – 38 Ocean View Avenue, Fred and Gina Bowman/Owners; for a variance to Section 5.2 for 6 feet in lieu of 30 feet for a front yard setback (Misty View Avenue). PIN 261805098922, RS-12 zone. (continued)

Commissioner Manning read the legal ad and verified that the mailings were found to be in order at the February 9th meeting, and explained that this hearing had been continued.

Fred & Gina Bowman, 38 Ocean View Avenue, addressed the Commission stating that they would like to put an addition on their house. However, they cannot expand in the most logical direction due to a large fireplace and a second story addition would no be feasible due to new code requirements dealing with the high wind zone. They have decided to replace the existing garage with a large kitchen and a master bedroom. This addition will not be any closer to the neighbors than the existing garage.

Richard Gipstein, 42 Misty View Avenue, spoke in favor of the application. He feels that it will enhance the neighborhood and will fit in well since people are already used to having a building in that location.

Commissioner Manning read 5 letters in support of the application from neighbors. He also read a memorandum from the Planning Commission, who reviewed the application and had no comment.

There we no public comments.

ZBA#10-09 – 16 Bay View Avenue, Charles & Muriel Brand/Owners; for a variance to Section 5.2 for 11 feet in lieu of 30 feet for a front yard setback for a residential addition. PIN 261917102190, RS-12 zone (continued)

Commissioner Manning read the legal ad and verified that the mailings were found to be in order at the February 9th meeting, and explained that this hearing had been continued.

Charles & Muriel Brand addressed the Commission, stating that they would like to put a porch on their house. When they removed the asbestos shingles they found evidence that a porch had previously existed on the property, and they believe that adding a porch would be a major enhancement to the house. They described to the Commission the details of their lot, noting that their street does not have a sidewalk and that grass meets the pavement. They have 11 feet from their house to their property line, then about 8 feet of Town property to the street, and they feel that the Commission should take this into consideration when making their decision.

Manning read Memo from Planning Commission who had no comment. Manning noted in file a phone message from Susan Sayer and Jeffery Crewe, 37 Bay View in support of the application.

There were no public comments.

The public hearing was closed at 7:43 p.m

II. MEETING FOLLOWING PUBLIC HEARINGS

1) Decisions on Public Hearing Applications

ZBA#10-08 – 38 Ocean View Avenue, Fred and Gina Bowman/Owners

MOTION: To grant variance #10-08, 38 Ocean View Avenue, Fred and Gina Bowman/Owners, as requested

Motion made by Russotto, seconded by Kravits. MOTION PASSED UNANIMOUSLY.

ZBA#10-09 – 16 Bay View Avenue, Charles & Muriel Brand/Owners

MOTION: To grant variance #10-09 – 16 Bay View Avenue, Charles & Muriel Brand/Owners, as requested

Motion made by Russotto, seconded by Kravits. MOTION PASSED UNANIMOUSLY.

2) Minutes

MOTION: To approve the minutes of November 10, 2010 as written.

Motion made by Russotto, seconded by Kravitz. MOTION PASSED UNANIMOUSLY.

3) Report of Staff - none

4) Election of Officers

MOTION: To re-elect Edward Stebbins as Chairman, Floyd Kravits as Vice-Chairman, and Tom Manning as Secretary.

Motion made by Russotto, seconded by Mencer. MOTION PASSED UNANIMOUSLY.

5) Adjournment

Motion to adjourn at 7:58p.m. was made by Russotto, seconded by Kravits, so voted unanimously.

Tom Manning, Secretary
Zoning Board of Appeals
Prepared by Katie Doolittle, Office Assistant II