

**ZONING BOARD OF APPEALS
MINUTES OF MEETING
May 24, 2004**

Board Members Attending: John Barbale
Thomas Hannigan
John Reynolds
Jerry R. Horton
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:

127 Puritan Avenue – Variance: Upon a motion by John Reynolds and seconded by Lenny Ciuffredo, the Board voted 5-0 to deny the requested Variance (*to construct a single-family dwelling*) as listed below:

Variance: relief of 125 square feet from Gross Dimensional requirement.

Tatnuck Ridge (Airport Drive) – Special Permit: Upon a motion by Thomas Hannigan and seconded by Jerry Horton, the Board voted 4-1 to approve requested Special Permit to construct single-family attached dwelling units (6 clusters); with conditions as listed below:

Special Permit: to allow single-family attached dwelling units in a RL-7 district.

Conditions: Provided there be (1) an avigation easement; and (2) sound deadening.

22 Dellwood Road –Variance: Upon a motion duly made by Thomas Hannigan and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Variance (*to construct a bathroom above existing sunroom*) as listed below:

Variance:

1. relief of 120 square feet from Gross Dimensional requirement.

28 Sears Island Drive – Variance: Upon a motion by Thomas Hannigan and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Variance (*to construct a second floor addition above and an attached garage*) as listed below:

Variations:

1. relief of 3,000 square feet from Gross Dimensional requirement.
2. relief of six feet from Side Yard setback requirement.
3. relief of 45 feet from Frontage requirement.

9 Wyman Street – Variance: Upon a motion duly made by Jerry Horton and seconded by Thomas Hannigan, the Board voted 4-1 to approve the requested Variance (*to subdivide lot in order to create a buildable lot for a single-family dwelling*) as listed below:

Variance: relief of ten feet from Frontage requirement (on existing three-family parcel).

6 Quincy Street – Variations: Upon a motion by Jerry Horton and seconded by Lenny Ciuffredo, the Board voted 5-0 to approve the requested Variations (*to construct a single-family semi-detached dwelling*) as listed below:

Variance:

1. relief of 120 square feet from Gross Dimensional requirement.
2. relief of 1 foot from Side Yard setback requirement.

344 Franklin Street – Variance & Special Permits: Upon a motion by Jerry Horton and seconded by Lenny Ciuffredo, the Board voted 5-0 to approve the requested Variance and Special Permits (*to convert part of building into a recreational & assembly – remainder to continue as a warehouse/storage use*) as listed below:

Variance:

1. relief of fifteen feet from Front Yard setback requirement.

Special Permits:

1. relief of 170 spaces from parking requirement.
2. relief of 3,764 square feet from landscaping/barrier requirement.
3. expansion or change of a non-conforming use.

OTHER BUSINESS:

13 South Buffum Street – 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.

Approval of Minutes: Upon a motion duly made and seconded it was voted to approve the minutes of the May 10, 2004 meeting.

The meeting adjourned at 8:00 p.m.