

The Regular Meeting was called to order by Chairman List at 7:00 P.M.

The Pledge of Allegiance and Moment of Silence was observed by Chairman List

The Open Public Notice was read Suzanna O'Hagan, Assistant to the Zoning Board

Roll Call taken by Suzanna O'Hagan, Assistant to the Zoning Board Secretary.

Board Members: Ms. Jones, Present; Ms. Liciaga, Present; Mr. Kiernan, Present; Mr. Kramer, Present; Mr. Killen, Absent; Mr. Green, Present; Mr. Francescone, Present; Vice Chairman Bailey, Absent; Chairman List, Present.

Board Professionals: Mr. Jay Petrongolo, Planner; Mr. William Long, Engineer; Brian McVey, Fire Marshal; Mr. Mike Angelastro, Board Traffic Engineer

Professionals were not required to attend this meeting. Mr. Evan Crook, Board Solicitor, Present; Ms. Suzanna O'Hagan, Assistant to the Zoning Board, Present; Ms. Jenifer DeSimone, Zoning Board Secretary, Present

Chairman List Reviewed the Boards Procedures

Announcements: Chairman List announced the continuance of ZB#17-C-13, Khai Huynh, 110 Phillips Rd, Bulk Variance to the next regular meeting on November 1, 2017 and the withdraw of ZB#17-D-12, Permit Solutions (Home Depot), 1200 Nixon Drive, Use Variance and Site Plan Waiver to allow Rooftop Solar Panels on a commercial building.

Memorialize Resolutions:

Warrior Gym, LLC ZB#11-D-24A, 14 Federal Street, Chairman List asked for a motion to adopt the resolution for Warrior Gym, LLC, ZB#11-D-24A, Mr. Green moved the motion and Ms. Liciaga second. All present voted affirmatively and the motion was carried.

Adopt Minutes: Regular Meeting Minutes of September 6, 2017.

Chairman List asked for a motion to adopt the Regular Meeting Minutes of September 6, 2017. Board Member Green moved the motion and Board Member Kramer second. All present voted affirmatively and the motion was carried.

Petitions Before the Board:

WILLIAM J. CELLA, ZB#17-C-11, 14 Oleander Court – Bulk Variance is sought from section 154-64 of the Zoning ordinance to enable the applicant to install patio pavers 2' from the property line where 10' is required. Ms. O'Hagan read the application and certified the completeness, noting the Home Owners Association approval was granted. Mr. and Mrs. William J Cella residing at 14 Oleander Court were sworn in by the Board Solicitor. Mr. Cella testified that the current 8' patio is not large enough for a dining table with chairs and will be expanded to 16' x 20' with identical blocks. Exhibits A-1, picture of the existing 8' patio with table and A-2, picture of property showing an easement were introduced by the applicant. Chairman List opened the hearing to the public, seeing none, closed the public portion and asked for a motion. Board Member Mr. Green made the motion to approve the application and Board Member Mr. Kramer second. Roll call vote: Mr. Green, Agree; Mr. Kramer, Agree; Ms. Jones, Agree; Ms. Liciaga, Agree; Mr. Kiernan, Agree; Mr. Francescone, Agree, Chairman List, Agree; Motion was carried.

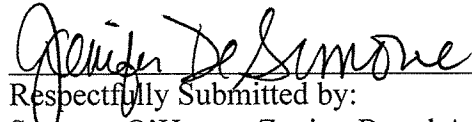
Temporary Use:

Wohlsen Construction, #17-73-07, 785 Centerton Road, Block 203 Lot 1.02, Capital Senior Housing. Temporary placement of one 12' x 16' Construction Trailer to be installed within one month of the issuance of building permits and to be removed within 12 months from installation. Chairman List asked for a motion to approve ZB #17-73-07. Board Member Mr. Francescone made the motion and Board Member Ms. Jones second. All present voted affirmatively and the motion was carried.

Adjournment:

Chairman List asked for a motion to adjourn the Zoning Board meeting at 7:20 P.M. Mr. Kramer made the motion. All present voted affirmatively and the motion was carried.

Adopted on: November 1, 2017

  
Respectfully Submitted by:  
Suzanna O'Hagan, Zoning Board Asst.  
Jenifer DeSimone, Secretary  
Zoning Board of Adjustment