

DRAFT MINUTES – NOT TO BE USED AS AN OFFICIAL DOCUMENT

A regular meeting of the Zoning Board of Appeals was held on August 12, 2020. Present: Chairman Peter Hofmann, Bruce Gombos, Jeremy Gutman, and 1st Alternate Joseph Capasso, Ed Manley/Building Inspector and Dan Roemer/Assistant Building Inspector. Excused: Jon Maass and Paul Monte; and Trustee Liaison Vincent Rossillo.

Chairman Hofmann opened the meeting.

1. 41 Blanchard Avenue – Public hearing for plans to construct a larger rear yard deck on property

Mr. Max Parangi/Architect and Mr. Ricky Julka were present to represent the application.

Mr. Parangi gave a presentation on the proposed application.

A discussion was held and Mr. Parangi and Mr. Julka addressed questions from the Board.

Chairman Hofmann said why don't we carry this application over to the next time and the Architect and the owner can put their heads together and come up with another plan or resubmit this plan and we will vote on it.

The discussion continued.

Chairman Hofmann said we have an obligation to current as well as future neighbors. Chairman Hofmann said we are supposed to give out the least variances that work for the applicant and that is what we are seeking.

Mr. Parangi discussed a possible solution/compromise for the Board to consider.

Mr. Manley said that would change the request of the variance from 11.5 feet to 9 feet.

Mr. Parangi said if the proposed solution is acceptable to the Board he will revise the plans.

Mr. Manley said you get the variance from this Board and you revise the plans for the Architectural and Historic Review Board.

Chairman Hofmann said the plans should be revised for the Zoning Board because we approve based on plans submitted. Chairman Hofmann said when the plans are re-drawn they should come in to Mr. Manley and Mr. Roemer for them to sign off on them that it is in accordance with the agreement that we have with them.

Mr. Manley said if the Board wants to approve the 9 foot variance to the rear property line tonight then we could verify that on the new submittal.

No one from the public addressed the Board.

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Motion by Chairman Hofmann, seconded by Mr. Gombos to close the public hearing for the application of 41 Blanchard Avenue for plans to construct a larger rear yard deck on the property.

CHAIRMAN HOFMANN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
BRUCE GOMBOS	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JEREMY GUTMAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JON MAASS	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
PAUL MONTE	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
JOSEPH CAPASSO, 1ST ALTERNATE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	4 AYE	0 NAY	0 ABSTAIN	0 RECUSE	2 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Motion by Chairman Hofmann, seconded by Mr. Gombos to grant the application of 41 Blanchard Avenue for plans to construct a larger rear yard deck on the property with the modification that the depth of the deck would be limited to a 9 foot variance and that the plans will be re-submitted to Building Department for their ok, and the Building Department's final approval on this is contingent on approval of the variance.

CHAIRMAN HOFMANN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
BRUCE GOMBOS	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JEREMY GUTMAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JON MAASS	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
PAUL MONTE	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
JOSEPH CAPASSO, 1ST ALTERNATE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	4 AYE	0 NAY	0 ABSTAIN	0 RECUSE	2 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Mr. Parangi and Mr. Julka thanked the Board and Mr. Manley for their consideration.

2. 26 Magnolia Drive – Public hearing for plans to construct a new retaining wall on property

Mr. Brian Ferguson/Homeowner and Mr. Jeff Gaspar/Engineer were present to represent the application.

Mr. Gaspar discussed the proposed application.

Mr. Manley said the property is located in the OF-5 Zone and the required maximum wall in the front yard is 4', proposed wall at its highest point, is 10'-2" thus requiring a variance of 6'-2".

A discussion was held and Mr. Gaspar and Mr. Ferguson addressed questions from the Board.

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Motion by Chairman Hofmann, seconded by Mr. Capasso to adjourn the public hearing for the application of 26 Magnolia Drive for plans to construct a new retaining wall on the property, to the next meeting of the Board on September 9, 2020.

CHAIRMAN HOFMANN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
BRUCE GOMBOS	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JEREMY GUTMAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JON MAASS	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
PAUL MONTE	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
JOSEPH CAPASSO, 1ST ALTERNATE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	4 AYE	0 NAY	0 ABSTAIN	0 RECUSE	2 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Motion by Chairman Hofmann, seconded by Mr. Gombos to adjourn the meeting.

CHAIRMAN HOFMANN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
BRUCE GOMBOS	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JEREMY GUTMAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JON MAASS	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
PAUL MONTE	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
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VOTE TOTALS	4 AYE	0 NAY	0 ABSTAIN	0 RECUSE	2 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

The meeting adjourned at 9:12 p.m.