

Members Present:

Doreen Prouty – Chairperson  
Richard Maggi – Vice Chair  
Gary Geiger – Clerk

Members Absent:

Aldo Mancini – Alternate  
Vincenzo Ronghi – Alternate

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Chairperson Prouty opened the meeting at 6:30 PM:

**1. Public Hearing – Case #1979 – Variance - 149 School Street – Jimmy & Lisa Buiso -**

Chairperson Prouty opened this public hearing by reading the legal notice, explaining the procedures of the hearing and introducing the members of the Board. Sitting on this case were Chairperson Doreen Prouty, Vice Chair Richard Maggi, and Clerk Gary Geiger.

Nick Riley from N. Riley Construction was in attendance to present an application for a variance to allow for the construction of an addition to the rear of the house for a kitchen renovation. Currently the rear corner of the home is 14.5 feet from the side property line. With the proposed addition, the rear corner will be 10.5 feet from the side property line. There are currently shrubs along the entire property line to provide privacy for the neighbors. The proposed addition is unable to fit anywhere else due to the current location of the kitchen and the location of the basement bulkhead.

Chairperson Prouty read the three requirements, outlined in Chapter 40A, that are necessary for the applicant to meet in order to receive a variance. Mr. Maggi explained all three requirements have to be met, by law, in order to receive a variance. Mr. Geiger asked where exactly the bulkhead is located, and asked if there was any way to work around it. Mr. Riley answered the existing footprint of the kitchen would not allow for that.

Chairperson Prouty opened the hearing to the public.

Daniel Toro, speaking on behalf of Jennifer Wilson, 143 School Street, is not opposed to the addition. Mr. Toro explained they are the abutter closest to the proposed addition, and believes it will help to increase property values in the area.

Konstantin Olievskiy, 2 Corey Street, is in favor of the proposed addition.

No one else spoke for or against.

Ms. Buiso said there is an existing deck behind the kitchen, and the original intent was to close it in to enlarge the kitchen. Removing the deck would allow for a slight larger addition, which would be beneficial to the property, however it placed the addition closer to the property line. The applicants explained they are trying to preserve the look of the house. Mr. Maggi asked

how large the house is; Mr. Buiso answered approximately 1400 sq. ft. Mr. Maggi and Mr. Riley went over the plan to see if there was an alternate location for the addition.

Mr. Riley asked if they would be able to withdraw the petition. Chairperson Prouty explained they would be able to, however it may not benefit the applicant. If the applicant can redesign the addition to keep the sideyard setback at its current 14.5 feet, the applicants would be able to apply for a special permit instead of a variance.

Chairperson Prouty explained the twenty (20) day appeal period, closed the public hearing at went directly into a public meeting. Chairperson Prouty stated in her opinion, this petition needs to be denied due to the applicants meeting only one of the three requirements necessary for a variance. Mr. Maggi and Mr. Geiger were in agreement.

Chairperson Prouty called for a vote to deny the request for a variance for 149 School Street. Prouty – Yes, Maggi – Yes, Geiger – Yes. All in favor.

## **2. Approval of Minutes – February 25, 2019**

Motion made by Mr. Maggi and seconded by Mr. Geiger to approve the February 25, 2019 minutes with one correction.

VOTE 3-0

## **3. Discussion of any topics that the Chair did no reasonably anticipate – None**

The meeting adjourned at 6:58 PM

Submitted by Amanda Boissonneault