

The following members attended the public meeting:

Doreen Prouty-Chairman
James Marmo - Vice Chairperson
Joseph Conte-Clerk
Gary Suffriti-Alternate
Betty Manchino - Secretary

1. Case#1828-Trustees Longbrook Estates

Chairperson Prouty opened this public hearing at 6:30PM. Sitting on this case was Prouty, Marmo, and Suffriti.

Chairperson Prouty read into the record a letter dated from Attorney Moriarty stating he was unable to attend this public hearing and requested an extension until June 23rd.

Chairperson Prouty made the motion to reschedule this public hearing until Monday, June 23rd at 6:45PM seconded by Mr. Marmo.

Mr. Suffriti requested the Chairman take the cases out of order this evening as he had a prior commitment seconded by Mr. Marmo.

2. Case #1825-Depalma 963/967 Springfield Street

Vice-Chair Marmo reopened this public meeting at 6:40PM. Sitting on this case was Mamro, Suffriti and Conte.

Mr. David Bean from D.L. Bean Associates represented Mr. DePalma and explained that this permit is to alter the existing structure at the Poplar Street triangle of 963/967 Springfield Street.

This current building is in total disrepair and Mr. DePalma would like to renovate this site at which the current building is 8100 square feet by taking off about 1300 square feet of this building to allow for extra parking on the side of the building and to build a covered walkway about six feet wide in front of the building since there will be no parking available in front of the structure. Mr. DePalma currently has no tenants for this site but hopes to attract tenants with this new well designed structure.

Mr. Bean explained that they had received the Planning Board approval for this structure with three conditions 1. Builder must install sidewalks on Springfield Street, 2. Engineering would review the que length plans once the builder has a tenant for the drive thru, 3. A&R plan to be submitted.

Mr. Conte and Mr. Suffriti both agreed that the sidewalks on Springfield Street would create a problem as these sidewalks have no ending point, and children might utilize these sidewalks which lead straight into oncoming traffic at the end of the parking lot.

Mr. Suffriti made the motion to accept the renovations of this existing building under the normal conditions.

Vice-Chair Marmo called for a vote:

Suffriti-yeah

Conte-yeah

Marmo-yeah

approved unanimously

The meeting was closed at 6:46PM.

3. Case #1826-DePalma

Vice-Chair Marmo reopened this public hearing at 6:47PM. Sitting on this case was Marmo, Conte, and Suffriti.

Mr. Bean explained this was a permit for a drive-thru at the backside of the existing building and that they had received approval from the Planning Board.

Vice-Chair opened this hearing to the people in attendance and Mrs. Dicioccio 34 Williams Street stated she was opposed to this drive-thru for the safety of the children in the area.

Mr. Mark Dintzer, 970 Springfield Street again stated his opposition to this permit because of the traffic patterns, nuisance factor, potential safety hazards for the loading and unloading of trucks in this project.

Mr. Bean addressed some of his concerns that the engineering department had approved all the plans for this building and until Mr. DePalma secures a tenant loading and unloading of trucks would not be a problem as there ample space in the parking lots on the side of the building.

Mr. Thomas DeChristopher, 63 Poplar Street, expressed his concerns of the traffic on Poplar Street.

Mr. Robert Johnson, 63 Poplar Street spoke against this permit.

Ms. Theresa Slaimen, 41 Poplar Street had concerns of the speed on the corner of Poplar and Henry Streets.

Ms. Jill Messick, 118 Northwood Street, stated that these people have legitimate concerns on the safety aspect of this project. She is worried about the rippling effect on traffic in the area and how it would effect other streets in this vicinity. She suggested that a traffic study be done and thinks it was an oversight on the Planning Board not to institute such study.

Ms. Helen Chester, 320 Barry Street, concerns of a Taco Bell renting a building in the area and the effect it would have of children hanging around.

Ms. Donna Larsen, 32 Henry Street spoke in opposition.

Mr. Suffriti explained that a traffic study could not be done because the petitioner does not have any tenants for this structure.

Speaking against in name only: Brenda Larsen, 42 Henry St., Natalie DeChristopher, 73 Poplar Street, Pat Paige, 42 Henry Street, Carol Whitehead, 39 Henry Street, Wally Whitehead, 39 Henry Street, James McCarthy, 33 Henry Street

Mr. Conte suggested that in the ZBA decision it includes that no fast food restaurant may become a tenant.

Mr. Suffriti stated that he understands the safety issues of the people in attendance but with his past dealings with Mr. DePalma if a situation should arise he is sure Mr. DePalma would try to rectify any problem he could.

Mr. Conte stated that this permit falls under Chapter 180-44I and if Mr. DePalma should rent this portion of the drive-thru to a restaurant he must come back before the Board under Chapter 180-44H.

Mr. Suffriti made the motion to accept this application seconded by Vice-Chair Marmo

The Vote: Suffriti-Yeah

Conte-Yeah

Marmo-Yeah Approved unanimously.

4. Case#1827- DePalma

Vice-Chair Marmo reopened this public hearing at 7:30PM. Sitting on this case was Marmo, Conte and Suffriti.

Mr. Bean explained how this drive-thru would be on a new building facing Springfield Street and the drive-thru would be in the rear and vehicles would not have to empty right into the roadway as there is sufficient parking area for the cars to turn around.

Mr. Conte stated that this drive-thru is completely out of the way of traffic egress and ingress.

Vice-Chair Marmo opened the hearing to anyone speaking in favor of this permit and Mr. Roger Gosselin, 1040 Springfield Street spoke in favor.

Speaking in opposition were Thomas DeChristopher, 73 Poplar Street, Robert Johnson, 63 Poplar Street, Walter Dintzer, 970 Springfield Street, and Natalie DeChristopher, 73 Poplar Street.

Vice-Chair Marmo closed this public hearing at 8:00PM and the board went directly into a public meeting.

Mr. Suffriti stated that he is sure that if any issues or problems should arise he is confident that Mr. DePalma would address them.

Vice-Chair Marmo made the motion to accept this application with the usual conditions except the condition stated by the Planning Board for sidewalks that lead to nowhere.

Vote- Suffriti-Yeah

Marmo-Yeah

Conte-Yeah

Approved unanimously.

5. Case#1829-Gosselin

Chairperson Prouty opened this public hearing at 8:06PM by reading the public notice. Sitting on this case was Prouty, Marmo and Conte.

Mr. Gosselin must renew his variance every three years and that is why he was appearing before the ZBA

Chairperson Prouty made the motion that as long as Mr. Gosselin is the sole owner, and nothing changes in the companies operation he does not have to come back to the board seconded by Mr. Conte.

Chairperson Prouty explained the twenty day appeal process and the Public Hearing was closed at 8:10pm and the board went directly into a public meeting.

Chairperson Prouty made the motion that as long as Mr. Gosselin is the owner and nothing changes he does not have to reapply for the variance.

The Vote- Prouty-Yeah

Marmo-Yeah

Conte-Yeah

Approved unanimously.

Mr. Gosselin was advised that he must follow all the normal conditions.

6. Case #1830 - Sanders

Chairperson Prouty opened this public hearing at 8:15PM by reading the public notice. Sitting on this case was Marmo, Conte and Prouty.

Mr. Conte explained to Mr. Sanders that the City Council was meeting on Wednesday night to discuss signage and asked if Mr. Sanders wanted to continue this hearing until the Council makes any decision.

Chairperson Prouty made the motion to continue this public hearing until July 28th at 6:30PM.

7. Approval of minutes

May 12, 2008- Prouty motion to approve seconded by Marmo unanimous.

May 27, 2008-Marmo motion to approve seconded by Prouty unanimous.

Motion to adjourn by Chairperson Prouty at 8:45PM Seconded by Marmo.