

The following members attended the public meeting:

Doreen Prouty-Chairman
James Marmo - Vice Chairperson
Joseph Conte-Clerk
Jennifer Bonfiglio - Secretary

1. Case # 1834 – Buteau

Chairperson Prouty opened this public hearing at 6:30 PM by reading public notice, introducing the members of the board and explaining the procedure of the meeting. Sitting on this case were Doreen Prouty, Jim Marmo, and Joe Conte.

The petitioner, Brian Buteau stated he would like to add on a second floor addition to his home. He will not be changing the footprint of the house.

Joe Conte requested a plot plan. A copy from the file was provided to him. Mr. Conte asked what the dimension of the side yards were. The petitioner stated one side is approx. 15 ft., the other side is approx. 15-20 ft.

Mr. Conte stated he has no objections. Mr. Marmo had no questions. Chairperson Prouty stated that the house is non-conforming.

Chairperson Prouty opened the meeting to the public.

Jan Casiello, 69 Lealand Ave. requested to see the plot plan. She stated she is in favor. No one spoke against this petition.

Chairperson Prouty explained the twenty day appeal period and closed the public hearing, going directly into a public meeting.

Chairperson Prouty motions to approve and calls for a vote:

Marmo-yes

Conte-yes

Prouty-yes

Vote: Unanimous.

Public meeting closed at 6:40 PM.

2. Case # 1835 – Narreau

Chairperson Prouty opened this public hearing at 6:40 PM by reading the public notice, introducing the members of the board and explaining the procedure of the meeting. Sitting on this case were Doreen Prouty, Jim Marmo, and Joe Conte.

The petitioner, Ronald Narreau, explained that he wants to enlarge his kitchen and garage.

Chairperson Prouty read into record a letter from the Conservation Commission. Henry Kozloski, Conservation Commission Chairperson, spoke and advised that the house is not in a flood plain. Mr. Kozloski advised that the property is within 100 yd. of a wetland, but the house is not in the wetlands. Conservation may have to make a determination on that separately.

John Depalma, a local developer who built the house concurred with Henry.

Chairperson Prouty opened the hearing to the public.
Wayne Wood, 109 Katharine Drive, spoke in favor.
No one spoke against this petition.

Chairperson Prouty explained the twenty day appeal period and closed the public hearing at 6:50 PM, going directly into a public meeting.

Chairperson Prouty explains that this addition meets all of the zoning requirements and calls for a vote:

Marmo-yes

Conte-yes

Prouty-yes

Vote: Unanimous.

Public meeting closed at 6:55 PM.

3. Case 1830-Sander Family, LLC

Chairperson Prouty re-opened this public hearing at 7:00 PM. The Board has received a copy of the proposed zoning amendments from the Planning Board. One proposed amendment is to increase the size of Shopping Plaza signs from 8 sq. ft. to 16 sq. ft. Since this directly affects this petition, it is recommended the petitioner continue this hearing until this issue is resolved.

Chairperson Prouty motions to continue meeting until October 14th after the 6:30 meeting has concluded.

4. Case 1831 & 1832-Optasite Towers, LLC

Chairperson Prouty re-opened this public hearing at 7:00 PM.

Attorney Simon Brighenti; represented the petitioner.

Chairperson Prouty advised the petitioner that the ZBA had not yet received the report from Dave Maxson @ Broadcast Signal Lab. She indicated the Board's secretary, Jennifer Bonfiglio, spoke with Mr. Maxson a few times over the course of the week and he was completing his review this afternoon. He stated he would email the report prior to this meeting. The petitioner and the board felt that this did not give anyone enough time to review the report.

Chairperson Prouty explains to Attorney Brighenti her concern over the minimum distance to the property line as stated in Section 180-97 Par. K of the Zoning Ordinance. Currently the distance is 256' on one side and 258' on the other making it 2' and 4' short respectively. Chairperson Prouty states she is troubled because the ordinance will not be met. Mr. Conte feels the board can use judgment and the intent is satisfied.

Chairperson Prouty motions to continue meeting until September 22nd after the 6:30 meeting has concluded.

5. Minutes of August 11, 2008 – Prouty motion to accept seconded by Marmo vote was unanimous.

Chairperson Prouty made the motion to adjourn at 7:30 PM seconded by Marmo.