

**BOARD OF ADJUSTMENT MEETING
FEBRUARY 26, 2002**

MEMBERS:

Bruce Breton - Chairman
Rob Gustafson - Vice-Chairman
Robert O'Loughlin - Secretary (Excused)
Al Souma - Member
Chris Doyle - Member
Jack Gattinella - Alternate
Tony Pellegrini - Alternate (Excused)
Dick Drummond - Alternate

The Chairman appointed Mr. Drummond to replace Mr. O'Loughlin and appointed Mr. Doyle secretary for this meeting.

Lot #13-K-20A, Case #4-2002

Paul & Susan Aballo

14 Doiron Road

A variance is requested from Section 702 of the Zoning Ordinance to permit the construction of a two-story addition and entry.

Mr. Doyle read the case into the record. Mr. Aballo presented booklets to the Members showing position of the proposed addition, dimensions and photographs of the property. Mr. Aballo said that he chose the design that had the least amount of impact to the abutters. Sight lines of adjacent properties to the lake, roadways and other properties will not be affected. The proposed additions will be constructed in a manner that enhances the aesthetic value of the property. The proposed entry addition will provide protection from the rain, ice and snow. Currently the snow and ice slide down the gambrel roof creating a hazard to individuals entering and exiting the entrance. The kitchen addition will allow expansion of the existing galley kitchen. The existing kitchen does not meet industry standard guidelines for clearances between fixtures, appliances and adjacent counters. The additions will be constructed at a lower elevation than the existing roadways and set back behind existing trees. The proposed use will in no way alter or affect the current surface drainage or runoff. The proposed addition is 27'5" to the water. Mr. Aballo read the five supporting facts into the record. Both Mr. Preble of 15 Cole Road and Mr. Bourque of 19 Cole Road spoke in favor of granting this variance. The Chairman closed the public portion of this case.

MINUTES

Mr. Doyle motioned to table the January 8, 2002 minutes to the next Zoning Board of Adjustment meeting. Mr. Gustafson seconded the motion. Passed unanimously.

Deliberative Session

Lot #13-K-20A, Case #4-2002

Mr. Gustafson motioned to grant Case #4-2002. Mr. Doyle seconded the motion. Mr. Souma, Mr. Gustafson, Mr. Doyle, Mr. Drummond and Mr. Breton voted to grant this variance. Passed unanimously.

OTHER BUSINESS

After discussing the suggestions made in the August 28, 2001 letter from Attorney Campbell the

Members made two changes to the By-Laws. Item #7 under the heading of General Rules and item #6 under the heading of Appeals. After reading the suggestion made by Attorney Campbell (motions to deny shall include, as part of the motion, a specification of the reasons for the denial) the Members decided to try the recommended procedure during the deliberative session at the next three meetings and incorporate it into the By-Laws if they feel comfortable with the process. Mr. Gustafson said that the Board should have a mechanism for capturing the Findings of Facts for denials. Mr. Gustafson suggested that the Board try the recommended procedure and modify it as needed. Mr. Gustafson had a question regarding the procedure to re-open the public hearing. He wanted to know the mechanics of that particular item. Mr. Gustafson motioned to amend the By-Laws to include the change for recordings and thirty days. Mr. Doyle seconded the motion. Passed unanimously.

Mr. Gattinella commented on the letter from Al Turner, Director of Planning & Development, dated February 12, 2002 regarding the February 12th ZBA Presentation. Mr. Gattinella said that Mr. Turner missed one important thing in the entire presentation. The Zoning Board was not talking about the duties of the Planning Board and they were not talking about the duties of the Zoning Board, they were talking specifically about Zoning and the Zoning Board of Adjustment. Mr. Gattinella said that most of the comments that Mr. Turner made in his letter do not relate to Zoning.

Mr. Doyle motioned to adjourn at 8:45 PM. Mr. Souma seconded the motion. Passed unanimously.

The next meeting of the Zoning Board of Adjustment will be on March 26, 2002 at 7:30 PM in the meeting room at the Planning & Development Office.

NOTE: These minutes are in draft form and are respectfully submitted for approval by Patricia Kovolyan.

