

Zoning Board of Adjustment
Minutes
February 23, 2023

Members Present: Lenny Knowles, Robert Gargano, Keith Roberge and Steve Roy

Members Absent: none

Members Excused: Wayne Flynn

Members of the Public John Scarinza (CEO) (remote) Larry Meservey, and John L. Riff IV (Attorney).

Call to Order: Meeting was called to order at 6:30pm by Vice-Chairman Roy.

Appointment: Vice Chairmen Roy appointed Keith Roberge and Robert Gargano as full voting members.

Minutes of February 2, 2023– On a motion from Lenny Knowles with a second from Robert Gargano, the board voted to approve the minutes as presented.

Case #02-2023 – Variance Case #02-2023 Four Wheeler Holdings, LLC 477 Main St R5-2

Lawyer Riff representing the applicant presented the variance application for the permit the existing building located 15 feet from the lot line rather than the 20 feet setback requirements. The building has been in this location for 34 years.

Public comment: Mr. Scarinza via phone, spoke in favor of the variance. No one spoke against the variance.

Finding of facts:

- 1.The variance will not be contrary to the public interest.
- 2.The spirit of the ordinance is observed.
- 3.Substantial justice is due.
- 4.The values of the surrounding provisions are not diminished.
5. No unnecessary hardship present.

Keith Roberge made a motion to grant approval with a second from Norman Malloy. The board completed the voting sheets and Chairman Flynn called for a roll call vote:

Steve Roy – Yes Lenny Knowles – Yes Robert Gargano – Yes Wayne Flynn – Yes

Chairman Roy informed the applicant that his variance was granted with conditions and that the abutters had 30 days to request a rehearing.

Case closed at 6:45pm

New Business: None

Old Business: None

Public Comment: None

Adjourn – On a motion from Lenny Knowles with a second from Robert Gargano, the board adjourned at 6:49 pm

Respectfully submitted,

Victoria M. Hill
Planning and Zoning Board Clerk
February 27, 2023

Approved July 24, 2023