Zoning Board of Adjustment

Minutes

May 19, 2020

**Members Present:** Wayne Flynn, (Chairman), Lenny Knowles, Norman Malloy and Steve Roy

**Members Absent:** Keith Roberge (Alt)

**Members Excused:** None

**Members of the Public:** Donald Bald and Gail Tremblay and John Scarinza all electronically

**Call to Order:** Meeting was called to order at 7:00 by Chairman Flynn

**Election of Officers**

**Chairman:** Lenny Knowles nominated Wayne Flynn as Chairman which received a second from Steve Roy. Chairman Flynn called for a roll call vote:

Steve Roy – Yes Lenny Knowles – Yes Norman Malloy – Yes Wayne Flynn – Yes

**Vice Chairman:** Norman Malloy nominated Steve Roy as Vice Chairman which received a second from Lenny Knowles. Chairman Flynn called for a roll call vote:

Steve Roy – Yes Lenny Knowles – Yes Norman Malloy – Yes Wayne Flynn – Yes

**Minutes of August 13, 2019 –** On a motion from Lenny Knowles with a second from Norman Malloy, the board voted by roll call vote to approve the minutes as presented

Steve Roy – Abstained Lenny Knowles – Yes Norman Malloy – Yes Wayne Flynn – Yes

**Case #01-2020 – Bald – Variance – 19 Spruce Street (U8, Lot 55)**

Chairman Flynn informed the applicant that as there were only 4 members of the board present, he was entitled to have a full 5-member board. He could continue the meeting until such time as the board could have 5 full members in attendance or he could continue with only 4 members. However, if the board ended in a tie vote, the applicant could not use the lack of a full board as reason to appeal the boards decision. The applicant chose to continue with 4 members. Chairman Flynn asked the applicant to present his case. Mr. Bald allowed Gail Tremblay to present the case to the board. They would like to install a 16’ x 14’ storage shed approximately 3’ from the fence which is close to the property line. The chosen location would be more aesthetically pleasing as it would allow the shed to be shielded from view by a row of shrubs and a lilac bush. Steve Roy questioned why the shed couldn’t be placed behind the garage. The applicant explained that there is currently a lean-to behind the garage. As there were no further questions from the board, Chairman Flynn asked if there was anyone who wished to speak in favor of the application, seeing no one, Chairman Flynn asked if there was anyone who wished to speak in opposition. Seeing no one, the board entered into discussion. Chairman Flynn explained that he knew the lot in question and didn’t feel there was any hardship as the lot is one of the bigger lots in the neighborhood and that aesthetics don’t play a role in determining hardship. The board completed the finding of facts:

1. No condition of the land prevents the shed from being placed outside of the setbacks.
2. The lot line is approximately 5’ from the shed
3. The lot measurements are 100’ x 200’
4. No abutters attended or contacted the board secretary

The board completed the voting records and Chairman Flynn asked for a motion. Lenny Knowles made a motion to grant the application which received a second from Steve Roy. Chairman Flynn called for a roll call vote:

Steve Roy – yes Lenny Knowles – Yes Norman Malloy – Yes Wayne Flynn – No

As the vote was 3 in favor with one opposed, the applicant was informed that the variance had been granted and that his abutters had 30 days to appeal the boards decision.

**New Business –** Chairman Flynn informed the board that Tom Dyar, who had been a board member for many years, had chosen not to seek reappointment and thanked him for his many years of service to the board.

**Old Business –** None.

**Public Comment –** None

**Adjourn –** On a motion from Lenny Knowles with a second from Steve Roy, the board adjourned at 7:40 pm

Respectfully submitted



Michelle M. Lutz