Zoning Board of Adjustment

Minutes

April 6, 2021

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

**Members Absent:** None

**Members Excused:** None

**Members of the Public:** James Patry (via zoom), Dennis Couture (via telephone) and John Scarinza (via zoom)

**Call to Order:** Meeting was called to order at 7:09 by Acting Chairman Roy

**Election of Officers:**

**Chairman:** On a motion from Steve Roy with a second from Lenny Knowles, the board voted to appoint Wayne Flynn as Chairman.

**Vice Chairman:** On a motion from Wayne flynn with a second from Keith Roberge, the board voted to appoint Steve Roy as Vice Chairman.

**Minutes of November 5, 2020 –** On a motion from Steve with a second from Lenny, the board voted to approve the minutes as presented.

**Appointments:** Chairman Flynn appointed Keith Roberge & Norman Malloy as full voting members

**Case #01-2021 – Patry – Variance – 7 Normand Avenue (U7, Lot 28)**

Chairman Flynn asked Mr. Patry to present his case. There is an existing deck that is 26’X8’. He would like to expand the deck to be 26’X16’ which will not meet the rear setback by 5’. There is an existing line of trees between his property and the abutting property. Chairman Flynn asked if there was anyone in attendance who wished to speak in favor. Dennis Couture who lives at 10 Normand Avenue wished to offer his support for the application. Chairman Flynn then asked if there was anyone who wished to speak in opposition. Seeing none, the board completed the finding of facts:

1) the project requires a variance,

2) no objection was heard from the abutters, and

3) one abutter spoke in favor.

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

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

Keith Roberge – Yes Wayne Flynn – Yes.

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

**Case #02-2021 – Daniel Bouchard – Special Exception – 575 Main Street (U13, Lot 13)**

The application is for a special exception as allowed in Article IV, Section 5.10 (Expansion of a Non-conforming Use). Chairman Flynn asked the applicant to present his case. Dennis Bouchard explained that the property is owned by Daniel Bouchard who has owned the property for approximately 8 years. They are applying to build a 15’ x 43’ addition to the building. He explained that with new technology, when they replace a windshield, the cameras and sensors in the windshield need to be recalibrated and the cameras need at least 40’ to recalibrate. The addition would also allow them to bring 10 wheeled vehicles inside the building to replace windshields which is currently done outside. They have purchased a dumpster to dispose of windshields that have been replaced. Previously they were stacked up out back and this should help to clean up the site. Chairman Flynn asked if there was anyone who wished to speak in favor. Seeing none, he asked if there was anyone who wished to speak in opposition. Again seeing no one, the board completed the Finding of Facts:

1) It is an approved use by special exception,

2) It meets the requirements of the building code and

3) no one spoke in opposition to the application.

On a motion from Keith Roberge with a second from Steve Roy to grant the application, Chairman Flynn called for a roll call vote:

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

Keith Roberge – Yes Wayne Flynn – Yes.

Chairman Flynn informed the applicant that the special exception was granted and that his abutters had 30 days to request a rehearing.

**New Business –** Chairman Flynn informed the board that he would be attending the Spring Planning & Zoning Conference which would be online this year.

**Old Business –** The minutes from May 19, 2020 had been passed over at the previous meeting and need to be added to the boards next agenda.

**Public Comment –** None

**Adjourn –** On a motion from Lenny Knowles with a second from Steve Roy, the board adjourned at 7:42 pm

Respectfully submitted



Michelle M. Lutz

November 10, 2020