

Zoning Board of Adjustment
Minutes
July 28, 2022

Members Present: Wayne Flynn, Lenny Knowles, Norman Malloy and Steve Roy

Members Absent: Keith Roberge

Members Excused: None

Members of the Public: Andrew Vanikiotis (remote), Burke Yorke, Brian Albert, Linda Tupick (remote), Danny Veazey (remote), Brianna (unknown last name) (remote) and John Scarinza (CEO) (remote)

Call to Order: Meeting was called to order at 6:30pm by Chairman Flynn

Election of Officers:

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

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

Minutes of May 19, 2020 and April 6, 2021– On a motion from Steve with a second from Lenny, the board voted to approve the minutes as presented.

Case #01-2022 – Variance – 0 Tinker Brook Tax Map R8 Lot 4

Chairman Flynn asked Mr. Vanikiotis to present his case. He purchased the 86 acre parcel from Mr. Cote in 2021. He would like to build a house on this property and there is no road frontage. There is a deeded right of way over Tax Map U17-Lot 5 owned by John Gleason. John Scarinza (CEO) stated that the applicant will need the variance in order getting a building permit. Chairman Flynn asked if there was anyone in attendance who wished to speak in favor. Seeing no one, Chairman Flynn then 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 a buildable lot of record
- 2) applicant must sign “hold harmless agreement” with town
- 3) applicant agrees to plan driveway construction in conjunction with fire chief
- 4) two other variances granted in similar situations
- 5) Deeded right of way exists-but it must be defined

Lenny Knowles made a motion to grant the variance with conditions which received a second from Norman Malloy as stated by Michelle Lutz. The board completed the voting sheets and Chairman Flynn called for a roll call vote:

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

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

Case closed at 7:10pm

Case #05-2019

The application is for an extension to a variance granted in 2019. The applicant, Brian Albert, described his timeline to date. He poured the foundation November 2020 and the Covid hit. He moved the shed to meet setbacks now. John Scarinza, CEO, stated that when the discussion started he did not know that the foundation has been poured.

On a motion from Steve Roy with a second from Lenny Knowles to pass over the application. Tan extension is not needed as substantial improvement has been done since the variance was granted.

Chairman Flynn called for a roll call vote:

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

New Business: None

Old Business: None

Public Comment: None

Adjourn – On a motion from Lenny Knowles with a second from Steve Roy, the board adjourned at 7:20 pm

Respectfully submitted,

Victoria M. Hill

Planning and Zoning Board Clerk

August 2, 2022