

ZBA Agenda
August 17, 2021

7:00 p.m. Meeting Convenes / Roll Call / General Business (quorum 3/5)

- | | |
|---------------------------------|--------------------------------|
| 1) Billie Maloney, Chair | 4) Rick Snyder, PB |
| 2) Kevin Scott, Vice Chair | 5) William Gregsak |
| 3) Jack Cannon | 6) Steve D'Angelo, BOS Liaison |

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| I. Call to Order, Roll Call | |
| II. Election of Officers | Chair and Vice-Chair |
| III. Non-Public | 91-A:3(II)(e) Consider advice of legal counsel (if needed) |
| IV. Correspondence | |
| IV. Updates | Financials/Budget |
| V. Unfinished Business: | Approve Minutes for July 20, 2021 |
| VI. Training: | |
| VII. Public Hearings: | |

Reading of Public Notice.

7:00 PM:

1. The continuation of the application of Erika DeBeckers & Erwan DeBeckers d/b/a Ark Animal Homecare, PLLC for a Variance from Article 5, Section 5.3.4 of the ordinance to expand the commercial use in the residential zone to increase the number of Ark Trucks and number of employees allowed by existing Variance dated March 23, 2018

On the premises known as Map/Lot 009-037-001, 112 Towle Road in the R-1 Residential zoning district

2. The continuation of the application of Erika DeBeckers & Erwan DeBeckers d/b/a Ark Animal Homecare, PLLC for a Variance from Article 5, Section 5.3.5, Table 1 (Table of Dimensional Requirements) of the ordinance to construct a 2000 SF clinic on the property which results in increasing the maximum impervious surface area to 18% in the R1 zone where 15% are allowed

On the premises known as Map/Lot 009-037-001, 112 Towle Road in the R-1 Residential zoning district

3. The application of Kyle G. Salie and Elizabeth Salie for Variances from Article 9 to permit an 28'x32' Accessory Dwelling Unit on the second floor of a proposed garage not attached to a single-family dwelling which does not meet the requirement of Subsection 9.4.1 setback requirements or Subsection 9.4.2 Interior Door and a Variance from Article 5, Subsection 5.7.8 Table 2 (buffers and setbacks in the Wetlands Conservation District) to construct the structure comprised of the unattached garage and 28'x32' ADU within 59' of wetlands where 75' are required

On the premises known as Map 002-049-001, 15 Town Farm Road in the R-1 Residential zoning district

Posted: July 21, 2021
Zoning webpage: July 21, 2021
Abutters notified: August 4, 2021
Publication: August 4, 2021

7:00 PM (1 of 2):

Opened @ _____ Members Voting _____

Public Comment is Closed / Deliberations @ _____

Motion _____ Second _____ Vote _____

Conditions _____

7:00 PM (2 of 2):

Opened @ _____ Members Voting _____

Public Comment is Closed / Deliberations @ _____

Motion _____ Second _____ Vote _____

Conditions _____

7:30 PM (1 of 2)

Salie 28'x32' 896 SF ADU second floor of detached proposed garage.

9.3.1 is detached definition

1. To permit the 28'x32' 896 SF ADU on the second floor of detached proposed garage despite #1 and #2 below, so which will not comply with or have:

i. 9.4.1 ADUs must comply with all setback and dimensional area requirements of Art 4 & 5 & T1 and T2

ii. 9.4.2 access through garage. ADUs are required to have an interior connecting door between the principal unit and the ADU

2. "5.3.5 Table 2" Table 2 wetlands setbacks is 5.7.8 59' where 75' required

Opened @ _____ Members Voting _____

Public Comment is Closed / Deliberations @ _____

Motion _____ Second _____ Vote _____
Conditions _____

(2 of 2) wetland setback

Opened @ _____ Members Voting _____

Public Comment is Closed / Deliberations @ _____

Motion _____ Second _____ Vote _____
Conditions _____
