

ZBA Agenda
March 15, 2022

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

- | | |
|---------------------------------|---|
| 1) Billie Maloney, Chair | 4) Rick Snyder, Planning Board Liaison (<i>voting member</i>) |
| 2) Kevin Scott, Vice Chair | 5) William Gregsak |
| 3) Jack Cannon | 6) Jason Walsh, Alternate |
| | Steve D'Angelo, BOS Liaison |

- I. Call to Order, Roll Call
- II. Minutes Approval of December 21, 2021 Minutes
- III. Non-Public 91-A:3(II)(e) Consider advice of legal counsel (if needed)
- IV. Training
- V. Correspondence
- VI. Updates Financials December-January
 Rules of Procedure
 Election Results – PB Ballots Z/O Amendments
 Welcome – Jason Walsh

VII. Public Hearings:

Reading of Public Notice.

The application of Mark Smigielski and Kelly Smigielski f/k/a Kelly McMahon

For a Variance from Article 5, Section 5.7.8 Table 2 (Table of Dimensional Requirements) to allow a 16'x20' shed to be located approximately five (5') feet from the edge of wetlands at the closest point and approximately nine (9') feet from the edge of wetlands at its furthest point where 75' are required

On the premises known as and numbered 35 Jennifer Drive, Map/Lot 010-009-003 in the Residential zoning district

Opened @ _____ Members Voting _____

Public Comment is Closed / Deliberations @ _____

Motion _____ Second _____ Vote _____
Conditions _____

Reading of 30 Day Notice of Appeal

The application of Erika DeBeckers and Erwan Dominique DeBeckers d/b/a Ark Animal Homecare, PLLC

For Variances from

1. Article 4, Section 4.2.1 Expansion of a Pre-existing Non-Conforming Use and Article 5, Section 5.3.5 Table 1 (Table of Dimensional Requirements) to exceed the impervious surface maximum which is 15%, currently at 27.3%, to 33.7%:

- a. to install a 25 SF deck, a 30SF accessibility ramp and a 68 SF paved walkway. This would increase the impervious surface area to 27.5%
- b. to expand the parking area on the south side of the lot by 360 SF. This expansion would increase the impervious surface to 27.9%.
- c. to expand the parking area in the front by 942 SF. This expansion would increase the impervious surface to 28.9%;
- d. a. to install a 1768 SF in-ground pool. The pool would increase the impervious surface to 30.25%;

2. Article 4, Section 4.4, Subsection 4.4.3, Sub-Subsection 4.4.3.10 to allow a 7.9 SF sign 82" high, on an existing post located approximately five (5') feet into the right-of-way and will be located off-premises where the article prohibits off-premises signs, Article 4, Section 4.4., Subsection 4.4.2, SubSubsection 4.4.2.1 to display a 7.9 SF sign on an existing post five feet into the right of way where signs are required to be setback five (5') from the front property line and on the business property

Article 4, Section 4.4, Subsection 4.4.2, Sub-Subsection 4.4.2.1 to display a 28.5"x40" or 7.9 SF sign on an existing post that exceeds the allowable size by roughly 33% in a residential zone, Article 4, Section 4.4, Subsection 4.4.3, SubSubsection 4.4.3.10 to display a 7.9 SF sign on an existing 82" post exceeding the 72" in height including the mounting structure allowed by the Ordinance

3. Article 5, Section 5.3.5 Table 1 (Table of Dimensional Requirements) to allow an approximately 4,200 SF parking lot, half of which will be approximately 10' from the front setback where 40' are required

4. Article 5, Section 5.3.5 Table 1 (Table of Dimensional Requirements) and Article 4, Section 4.2.1 Expansion of a Pre-existing Non-Conforming Use to allow the 18'x31', 378 SF parking lot expansion six (6') feet to the side setback where 25' are required.

5. Article 4, Section 4.3.4.4 to allow the leach barrier to be 27.5' from the Right of Way where 40' are required; and

6. Article 4, Section 4.5.2.6 to allow three snow storage areas (185 SF, 505 SF and 770 SF) to be utilized where the Ordinance requires eight foot (8') wide strips of land be provided on three sides for plowed snow storage.

On the premises known as and numbered 10 Edwards Mill Road/206 Raymond Road, Map/Lot 5-45 in the R-1 zone

Opened @ _____ Members Voting _____

Public Comment is Closed / Deliberations @ _____

Motion _____ Second _____ Vote _____
Conditions _____

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