

ZONING BOARD OF APPEALS

MARCH 15, 2021 MEETING OF ZONING BOARD OF APPEALS
REMOTE ZOOM MEETING

MINUTES

Present: Chairman Ron Nolland, Scott DeMane, Meghan Weeden, Elizabeth Jent, P.J. Whitbeck (alt),
Julie Baughn (alt)
Kyle Burdo, Housing Code Inspector
Joseph McMahon, Building Inspector

Absent: Kellie Porter

Also present: Aaron Ovios

Mr. Nolland called the meeting to order at 7:00 PM.

APPEAL	APPLICANT	REQUEST
2261	TW WAY, LLC 9 HEALEY AVENUE	CLASS B AREA VARIANCE REQUEST FOR A PROPOSED SUBDIVISION OF AN EXISTING MULTI-FAMILY COMPLEX

The **first** item heard is Appeal #2261, TW Way, LLC, Class B area variance request for a proposed subdivision of an existing multifamily complex.

Discussion:

- Board and Applicant discussion of proposed subdivision.
- Meets all bulk and area requirements for R2 zone aside from front yard pre-existing nonconforming condition.
- More than 1 principal structure and more than 24 units on each lot. Pre-existing condition is 48 units on each lot. Proposed subdivision maintains 48 units per lot.
- Parking will be short 6 spaces with subdivision on south lot. Applicant planning to add those 6 spaces along the east side of south lot, making both lots fully compliant with zoning. Applicant is aware this may trigger planning board review for screening.
- No construction planned aside from adding 6 parking spaces on South lot.
- MLD department review concerns regarding egress/easement discussed.

Public comment: None.

MOTION:

By: S. DeMane, seconded by M. Weeden

IN REGARD TO APPEAL #2261, AFTER REVIEW OF PART 1 OF THE SHORT ENVIRONMENTAL ASSEMENT FORM, WE DECIDE THAT QUESTIONS 1-11 IN PART 2 MAY BE CHECKED NO OR SMALL IMPACT MAY OCCUR, AND AS A RESULT OF THIS, THE CHAIR MAY CHECK AND SIGN IN PART 3 THAT THIS PROJECT WILL HAVE NO OR SMALL IMPACT AS A RESULT.

ALL IN FAVOR: 5

OPPOSED: 0

*MOTION PASSED
(J. Baughn (alt) abstained)*

MOTION:

By: S. DeMane, seconded by E. Jent

IN REGARD TO APPEAL #2261 FOR TW WAY, LLC, 9 HEALEY AVENUE, THAT WE GRANT A VARIANCE FOR THE PROPOSED SUBDIVISION, WHEREIN THE NUMBER OF BUILDINGS AND DWELLING UNITS DO NOT MEET CURRENT CODE, BUT ARE PREEXISTING CONDITIONS AND ADDITIONALLY, THE SETBACK FROM HEALY AVE, WHICH IS A PRE-EXISTING CONDITION, BE GRANTED, AS WELL AS 6 ADDITIONAL PARKING SPACES ON THE SOUTH LOT BE GRANTED.

ALL IN FAVOR: 5

OPPOSED: 0

*MOTION PASSED
(J. Baughn (alt) abstained)*

MOTION:

By: S. DeMane, seconded by M. Weeden

TO APPROVE THE MINUTES FROM MAY 4, 2020, MAY 18, 2020, JUNE 15, 2020, JUNE 23, 2020 AS WRITTEN AND MINUTES FROM JULY 20, 2020 WITH MODIFICATION THAT S. DEMANE BE MARKED AS NOT PRESENT.

ALL IN FAVOR: 5

OPPOSED: 0

MOTION PASSED

MOTION:

By: E. Jent seconded by: M. Weeden

TO APPROVE MINUTES FROM JANUARY 19, 2021 AS WRITTEN.

ALL IN FAVOR: 5

OPPOSED: 0

MOTION PASSED

MOTION:

By: S. DeMane, seconded by: M. Weeden

TO APPROVE MINUTES FROM FEBRUARY 8, 2021 AS WRITTEN

ALL IN FAVOR: 5

OPPOSED: 0

MOTION PASSED

Motion to Adjourn:

By: S. DeMane, seconded by E. Jent

Adjourned at 7:33 PM

For the purpose of this meeting, this meeting was audio and video recorded. This is a true and accurate copy and transcription of the discussion and for a more detailed discussion, see the recording.

Lisa Beebie
Secretary
Zoning Board of Appeals