

**ZONING BOARD OF APPEALS
MINUTES OF MEETING
April 9, 2001**

Board Members Attending: John Barbale
Matthew Armendo
Amar Kapur
Thomas Hannigan
John Reynolds

Staff Attending: Jody Kennedy Valade, Development Office
Stephen Parker, Development Office
David Holden, Health & Code Enforcement

John Barbale, Chairman, opened the meeting at 5:30 P.M. The following actions were taken:

475 Shrewsbury Street – Special Permit: Upon a motion by Matthew Armendo and seconded by Amar Kapur, the Board voted unanimously to approve the Special Permit with the following conditions: (1) That the following uses not be permitted in the unused west parcel: adult book store or adult entertainment, kennel, auto truck body or paint shop, motor freight terminal, open lot storage, storage of outdoor equipment, gas station, truck sales, garage or repair facility; (2) Unused west parcel be landscaped on a temporary basis as proposed by the petitioner; and (3) Proposed building be brick-faced

525-545 Lincoln Street – Special Permit: Upon a motion by Amar Kapur and seconded by John Reynolds, the Board voted 4-1 (John Barbale voted no) to approve the requested Special Permit.

419 Lake Avenue – Variance and Special Permit: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted unanimously to approve the Special Permit and Variance.

60 Burncoat Terrace – Variance: Upon a motion by Amar Kapur and seconded by Matthew Armendo, the Board voted unanimously to approve the requested Variance with the following conditions: (1) Six foot stockade fence be installed on the west property line; (2) Rip rap be installed to retain silt/gravel from rear banking; (3) Shrubs installed and hydro-seeding to stabilize the soil; and (4) Drains be tied into surface sewer.

64 Barnard Road – Variance and Special Permit: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted unanimously to approve the requested Variance and Special Permit.

6 Hecla Street – Variance: Upon a motion by Amar Kapur and seconded by Matthew Armendo, the Board voted unanimously to approve the requested Variance with the following condition: Appropriate amount of shrubbery be installed.

80 Locust Avenue – Variance: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted unanimously to approve the requested Variance.

12 Doran Road – Variance: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted unanimously to approve the requested Variance.

22 Northampton Street – Special Permit and Variances: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 4-0 to approve the requested Special Permit and Variances.

125 Eastern Avenue – Special Permit and Variances: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 4-0 to approve the requested Special Permit and Variances.

373 Southwest Cutoff – Special Permit: Upon a motion by John Reynolds and seconded by Amar Kapur, the Board voted unanimously to close the hearing and take the matter under advisement and continued the hearing to April 23, 2001.

Ellsworth & Lafayette Streets – Special Permits: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted unanimously to grant the request of the petitioner for Leave to Withdraw without prejudice and to waive fees when petitioner reapplies.

54 Mason Street – Variance and Special Permit: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted unanimously to approve the requested Variance and Special Permit.

OTHER BUSINESS:

Rezoning Discussion: Stephen Parker, Planning Coordinator advised the Board of the process to update the Zoning Ordinance.

Approval of Minutes – March 26, 2001: Upon a motion by John Reynolds and seconded by Amar Kapur, the Board voted unanimously to approve the minutes.

The Board went into Executive Session at 8:15 P.M. and returned to adjourn the meeting at 8:30 P.M.