1. **ROLL CALL:**
Chair Aubrey English called the meeting to order at 7:00PM, noting that the following individuals were present in addition to himself: Ellie Gunn, John Pollack, Ron Dew, Paul Mitchell, and Alternates Ryan Horvay (Absent Excused, Todd Skutnik.) Town staff: Director of Land Use Department, Lance Hansen and Building Official, Agostino (Auggie) Roma.

2. **EXPLANATION OF PROCEDURE:**
Mr. English explained that approvals from this Board require four affirmative votes from five seated members. Mr. English outlined the process of the meeting including the opportunity for the applicant to present their proposal, a chance for the Board to ask questions followed by the same opportunity for any member of the public that might be present wishing to do so.

3. **PUBLIC HEARINGS – VARIANCE / SPECIAL EXCEPTION APPLICATIONS & DECISIONS; APPEALS.**

   **A. ZBAE #24-2 Location: 153 East Lake Street Owner: Gunjan Prakesh & Daniel Roeser**
   Applicant/Representative: Robert Colabella – Haley Ward Engineer- Proposal: Demolition of existing structure. Reconstruction of previous structure with addition to residential dwelling, with a 23.13’ rear setback, 11.18’ North side yard setback, 13.88’ South side yard setback, and a 7.47’ front yard setback. Special Exception.

Representative Rob Colabella appeared before the Commission. He stated since it has been the practice of ZBA to wait for IWWC to make its ruling on an application for the same location, therefore he had continued the Public Hearing until this meeting. Mr. Colabella noted that since the last ZBA meeting the Inland Wetlands Commission had approved the application for 153 East Lake Street. Mr. Colabella reviewed the site plan for the Commission members who had not attended the previous meeting. He noted they were proposing to tear down existing dwelling and rebuild with the same footprint of 1146 sq ft. Setbacks would remain the same and permeable pavers would be added to reduce impervious surface coverage. The new relocated driveway would be following the standards of the Town’s new driveway regulations. Mr. Pollack asked if the house was going to be any larger. Mr. English opened the Public Hearing.

   Mr. Colabella noted he had a letter of permission from the Kelly’s of 151 East Lake Street to tie into their drainage system, as well as a letter of support for the project from Gregory Platt of 157 East Lake Street. Mr. English read those emails. Mr. English closed the Public Hearing.

**MOTION** Mr. English, Mr. Dew second, unanimously to approve of Application ZBAE#24-2. Location:153 East Lake Street Owner: Gunjan Prakesh & Daniel Roeser Applicant/Representative: Rob Colabella. Proposal: Special Exception the Demolition of existing structure. Reconstruction of previous structure with addition to residential dwelling, with a 23.13’ rear setback, 11.18’ North side yard setback, 13.88’ South side yard setback, and a 7.47’ front yard setback.
B. ZBA #24-1 Location: 211 West Wakefield Blvd. Applicant: Philip Pires Owner: Steven Heffer Proposal: Applicant is seeking a 14.7% increase in maximum impervious surface coverage, development on slopes greater than 25% in accordance with the submitted plans and requesting a 0.2-foot variance for building height.

Philip Pires of Cohen & Wolfe and Jim McTigue of Arthur Howland came before the Commission as representatives. Mr. McTigue stated this is an existing house built 1923 and granted a variance in 1999 to extend the dwelling to the side yard. The lot is non-conforming with 25% slope and 34.2% impervious surface coverage. They will be removing one of the three driveways to reduce the impervious coverage to 29.7%. They have received IWWC approval for various plantings. Mr. McTigue stated they are requesting a height variance. The current height is 30.7', Zoning Regulations allow for 30' and they are requesting a proposed height of 30.2'. They will be implementing drainage controls which currently do not exist, with that and the reduction of impervious coverage they will be making the house more conforming. Mr. English noted the house was built in 1923 asking when the last time additions were done to this dwelling. Mr. Tigue responded 1999. Mr. Mitchell asked how much of the grade will be removed. Mr. Tigue responded 11 ft. Mr. Dew asked how big is the new deck? Mr. Tigue shows the various deck/patios on the site plan. Mr. Dew responds this is well over the allowable 400 sq ft. Mr. English asked for a breakdown of which decks will remain, be replaced, and added. Mr. McTigue responds some of the decks are rooftops and he is not sure if that qualifies as a deck. Commission spent a few minutes reviewing Zoning Regulations. Mr. Pires suggested they keep the Public Hearing open, and they will apply for a separate Special Exception application for decking.

MOTION: Mr. English, Mr. Dew second, unanimously to approve to keep the Public Hearing open and continue until the April 23, 2024 ZBA regular meeting.

4. NEW BUSINESS.

A. Elect 2024 ZBA Board Members (Chair, Vice Chair, Secretary)
MOTION: Aubrey English – Chair, Ms. Gunn, Mr. Pollack second, unanimous
MOTION: Ron Dew – Vice Chair, Mr. English, Ms. Gunn second, unanimous
MOTION: John Pollock – Secretary, Mr. English, Mr. Dew second, unanimous

C. Mr. Hansen discusses the two opportunities for the Commission to receive their ZBA training.

5. APPROVAL OF MINUTES.

February 27, 2024 Regular Meeting
MOTION: Ms. Gunn, Mr. Dew second, Unanimous

No business discussed.

5. CORRESPONDENCE.
None.

6. ADJOURNMENT.
The meeting adjourned at 8:02 PM. Ms. Gunn, Mr. Dew Second

Respectfully submitted,
Shane Whynott, Land Use Assistant
(From the You Tube Recording)