

**MINUTES OF BUSINESS MEETING
HELD BY THE ZONING BOARD OF APPEALS
SEPTEMBER 28, 2022**

MEMBERS PRESENT:

In Person: James R. Stevenson, Chair
Robert Haley, Vice Chair
Keshet Spadaccini, Secretary
Edward Slegeski

ALTERNATES PRESENT:

In Person: Kevin Hood, Sitting
Harun Ahmed
Electronically: Linda Harris

ABSENT: Sandra DeCampos

STAFF PRESENT:

In Person: Megan Pilla, Principal Development Planner
Electronically: Nancy Martel, Senior Administrative Secretary

The Chairman opened the Business Meeting at 7:55 P.M. The secretary read the legal notice when the call was made.

ERICA MOTT – Application #VAR-0029-2022 – Request a variance from Art. II, Sec. 6.01.01 to allow a building addition 3 ft. +/- from the side property line (10 ft. required) at 66 Valley Street, Residence C zone.

MOTION: Mr. Haley moved to approve the variance. Ms. Spadaccini seconded the motion and all members voted in favor.

The hardship is that the lot is undersized, so there is nowhere else to put an addition, and it is necessary to remediate the mold issues.

ANDREW SHILLO – Application #VAR-0038-2022 – Request a variance from Art. IV, Sec. 6.02.01 to allow solar panels with a total surface area of 969 sq. ft. (600 sq. ft. permitted) at 81 Carter Street, Rural Residence zone.

MOTION: Mr. Slegeski moved to approve the variance. Mr. Hood seconded the motion and all members voted in favor.

The hardship is that the use of solar panels would be impractical if they were not allowed to be large enough to cover the usage needs, and the Town's Plan of Conservation and Development encourages the use of green energy.

Mr. Haley observed that solar panels are moving faster than the Town can keep up with. Part of the POCD a few years ago was to encourage green energy.

MANCHESTER PUBLIC SCHOOLS – Application #VAR-0040-2022 – Request a variance from Art. IV, Sec. 13.06.01 for the height of signage at 134 Middle Turnpike East, Residence A and Residence B zones.

MOTION: Mr. Haley moved to approve the variance. Mr. Hood seconded the motion. Mr. Haley, Mr. Hood, Mr. Stevenson, and Mr. Slegeski voted in favor. Ms. Spadaccini voted against the motion. The motion passed 4 to 1.

The hardship is that the extra height is necessary to allow drivers to see the sign beyond parked cars.

Mr. Stevenson agreed that it is a safety issue with vehicles determining which entrance to enter.

Mr. Haley remarked that, even if it was not a safety issue, he questioned the reason for having a sign that cannot be seen.

MANCHESTER PUBLIC SCHOOLS – Application #VAR-0040-2022 – Request a variance from Art. IV, Sec. 13.09.01 for the quantity of signage at 134 Middle Turnpike East, Residence A and Residence B zones.

MOTION: Mr. Slegeski moved to approve the variance. Mr. Haley seconded the motion. Mr. Haley, Mr. Hood, Mr. Stevenson, and Mr. Slegeski voted in favor. Ms. Spadaccini voted against the motion. The motion passed 4 to 1.

The hardship is that the size of the high school campus separates these entrances by a great distance and thus each entrance requires designation for visitors.

SWAN RIVER ASSOCIATES, LLC – Application #VAR-0039-2022 – Request a use variance from Art. II, Sec. 16.13 to allow a personal service business at 41 Chapel Street, Industrial zone.

MOTION: Mr. Haley moved to approve the variance. Mr. Hood seconded the motion and all members voted in favor.

The hardship is that the space is too small to rent to an Industrial use.

APPROVAL OF AUGUST 31, 2022 MINUTES: PUBLIC HEARING AND BUSINESS MEETING

MOTION: Mr. Slegeski moved to approve the minutes as written. Ms. Spadaccini seconded the motion and all members voted in favor.

The Business Meeting was closed at 8:15 P.M.

I certify these minutes were adopted on the following date:

November 30, 2022
Date

James Stevenson, Chairman

NOTICE: A DIGITAL RECORDING OF THIS BUSINESS MEETING CAN BE HEARD IN THE PLANNING DEPARTMENT.