

ACTIONS OF THE ZONING BOARD OF APPEALS
DATE: JANUARY 25, 2023

MEMBERS PRESENT:

In Person: Robert Haley, Acting Chair
Edward Slegeski
Sandra DeCampos
Electronically: Keshet Spadaccini, Secretary

ALTERNATES PRESENT:

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

ABSENT: James R. Stevenson, Chair

STAFF PRESENT:

In Person: Megan Pilla, Principal Development Planner
Electronically: James Davis, Zoning Enforcement Officer
Nancy Martel, Senior Administrative Secretary

The following actions were taken by the ZBA at its meeting of January 25, 2023:

ADOPTION OF REVISED AGENDA

MOTION: Ms. Harris moved to adopt the revised agenda, removing application ZSE-0001-2022 and adding a request for an extension for that application. Mr. Slegeski seconded the motion and all members voted in favor.

CORPORATION FOR PUBLIC MANAGEMENT, MELISSA LESTER – application #ZSE-0002-2022 – Request a special exception under Art. II, Sec. 16.15.01(b) to allow an adult day care center at 199 Adams Street, Industrial zone.

MOTION: Mr. Slegeski moved to approve the special exception with the condition that an access easement be filed on the land records for the outdoor recreation area on 205 Adams Street, and with the modification that the plan be revised to show handicap parking to the north and the new location of the dumpster. Ms. DeCampos seconded the motion and all members voted in favor.

JESSE FERNANDEZ – application #ZSE-0001-2022 – Request a special exception under Art. II, Sec. 26.04 to allow a child day care center at 346 Middle Turnpike West, Form-Based zone. – *Request for Extension*

MOTION: Ms. Spadaccini moved to approve the request for extension for 65 days. Ms. DeCampos seconded the motion and all members voted in favor.

APPROVAL OF NOVEMBER 30, 2022 MINUTES: PUBLIC HEARING AND BUSINESS MEETING

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

ELECTION OF OFFICERS

MOTION: Mr. Slegeski nominated Mr. Stevenson for Chair. Mr. Ahmed seconded the motion and all members voted in favor.

MOTION: Mr. Slegeski nominated Mr. Haley for Vice Chair. Ms. DeCampos seconded the motion and all members voted in favor.

MOTION: Mr. Slegeski nominated Ms. Spadaccini for Secretary. Ms. DeCampos seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

HERMES BAEZ, SOCHLO CREAM LLC – application #VAR-0036-2022 – Request a variance of Art. II, Sec. 1.03.01 (b) to allow a commercial vehicle exceeding one ton on a personal residential driveway at 15 Chester Drive, Residence A zone.