

**MINUTES OF BUSINESS MEETING
HELD BY THE ZONING BOARD OF APPEALS
LINCOLN CENTER HEARING ROOM
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
James Davis, Zoning Enforcement Officer
Electronically: Nancy Martel, Recording Secretary

The Acting Chair opened the Business Meeting at 7:35 P.M.

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.

OTHER BUSINESS

Upcoming Training Opportunities

Ms. Pilla reminded the Board of the statutory training requirement. In this, the first year, members are required to obtain four hours of training, and subsequently four hours every two years. Of those four hours, one must be on the topic of affordable housing; the other three can be on any topic related to planning and zoning boards and commissions. The Planning Department will provide at least two sessions internally this year, which she detailed.

Ms. Pilla stated that, at each meeting, she will have upcoming training opportunities listed, and she will also continue sending e-mails. When the members complete the training, they must provide the certificate to her.

The meeting was adjourned at 7:50 P.M.

I certify these minutes were adopted on the following date:

February 22, 2023 _____
Date

_____ James Stevenson, Chair

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