

**ACTIONS OF THE ZONING BOARD OF APPEALS  
DATE: MARCH 29, 2023**

**MEMBERS PRESENT:**

In Person: James R. Stevenson, Chair  
Robert Haley, Vice Chair  
Edward Slegeski  
Sandra DeCampos

**ALTERNATES PRESENT:**

In Person: Kevin Hood  
Electronically: Linda Harris, Sitting

**ABSENT:** Keshet Spadaccini, Secretary  
Harun Ahmed

**STAFF PRESENT:**

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

The following actions were taken by the ZBA at its meeting of March 29, 2023:

**DR. WILLIAM SPECTOR** – application #VAR-0043-2023 – Request a variance of Art. II, Sec. 3.01.01 to allow a generator approximately 11 feet from the side property line (15 feet required) at 81 Grissom Road, Residence AA zone.

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

The hardship is that the proposed location is the only safe location for the generator.

**ORFORD VILLAGE HOUSING DEVELOPMENT CORPORATION** – application #VAR-0044-2023 – Request a use variance of Art. II, Sec. 4.01 to construct 4 senior multi-family units at 190 North Elm Street, Residence A zone.

**MOTION:** Mr. Slegeski moved to approve the variance with the condition that the use of the new parking area by large transportation vans be restricted, and with the following modifications:

1. To add a fence to screen the proposed parking area from the adjacent house.
2. That the lighting for the new parking area be shorter poles and cut-off fixtures to shield from the adjacent house.

Mr. Haley seconded the motion. Mr. Slegeski, Ms. DeCampos, and Ms. Harris voted in favor. Mr. Stevenson and Mr. Haley voted against the motion. The motion did not pass.

**BDC INVESTMENTS LLC** – application #VAR-0045-2023 – Request a use variance from Art. II, Sec. 15.01.01(m) to convert the existing dentist office into a residential unit at 12 Myrtle Street (a.k.a. 12B Myrtle Street), Central Business District zone.

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

The hardship is that the building has always had residential uses on the first floor before the Central Business District zone was created, and the space is not to code for a non-residential use.

#### **APPROVAL OF FEBRUARY 22, 2023 MINUTES: PUBLIC HEARING AND BUSINESS MEETING**

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

#### **RECEIPT OF NEW APPLICATIONS**

There were no new applications.