

**MINUTES OF BUSINESS MEETING
HELD BY THE ZONING BOARD OF APPEALS
LINCOLN CENTER HEARING ROOM
JANUARY 24, 2024**

MEMBERS PRESENT:

In Person: Robert Haley, Vice Chair
Sandra DeCampos, Secretary
Edward Slegeski
Kevin Hood
Electronically: Jim Stevenson, Chair

ALTERNATES PRESENT:

In Person: Harun Ahmed
Electronically: Linda Harris

ABSENT: Gailyn Hill

STAFF PRESENT:

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

The Chair opened the Business Meeting at 7:45 P.M.

CONSIDERATION OF PUBLIC HEARINGS:

MANCHESTER PUBLIC SCHOOLS – Application #VAR-0060-2023 – Request variances from Art. IV, Sec. 13.06.01 and 13.09 for the height of signage and for use of an electronic message board in a residential zone at 134 Middle Turnpike East, Residence A and Residence B zones.

Mr. Slegeski reported on applications in the last few years which were denied and speculated on the Board's decision.

Mr. Haley discussed the hardship with this application vs. the previous denials.

Mr. Stevenson stated that he views every application as unique without comparison to prior applications. He stated that he is in support of the application.

MOTION: Mr. Haley moved to approve the variance with the condition that the sign will be dimmed from 10:00 P.M. to 6:00 A.M. Ms. DeCampos seconded the motion. Mr. Stevenson, Mr. Haley, Ms. DeCampos, and Mr. Hood voted in favor. Mr. Slegeski voted against the motion. The motion passed 4 to 1.

The hardship is that the height of the sign is necessary to be seen over vehicles, and the electronic message board is necessary for the school to be able to efficiently change the messaging on the sign and provide updates to the community.

APPROVAL OF NOVEMBER 29, 2023 MINUTES: PUBLIC HEARING AND BUSINESS MEETING

MOTION: Ms. DeCampos moved to approve the minutes as written. Mr. Haley seconded the motion. Mr. Haley, Mr. Slegeski, Ms. DeCampos and Mr. Hood voted in favor. Mr. Stevenson abstained. The motion passed 4 to 0.

ELECTION OF OFFICERS:

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

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

MOTION: Ms. DeCampos nominated Mr. Stevenson for Chair. Mr. Hood seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

NAPOLITANO AND SOVERNS DEVELOPERS, LLC – Application #VAR-0061-2023 – Request a variance from Art. II, Sec. 15.01.01 to allow a proposal for a zone change to Central Business District (CBD) for a property with an existing multi-unit residential home (which is not a permitted use in the CBD zone) at 12 Pearl Street, Residence B zone.

MOTION: Mr. Haley moved to close the business meeting. Mr. Slegeski seconded the motion and all members voted in favor.

The meeting was adjourned at 8:00 P.M.

I certify these minutes were adopted on the following date:

February 28, 2024
Date

James Stevenson, Chair

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