

ACTIONS OF THE ZONING BOARD OF APPEALS
DATE: FEBRUARY 28, 2024

MEMBERS PRESENT:

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

ALTERNATES PRESENT:

Electronically: Linda Harris, Sitting
Harun Ahmed

ABSENT: Kevin Hood
Gailyn Hill

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 February 28, 2024:

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 CBD zone) at 12 Pearl Street, Residence B 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 house predates zoning, and to demolish the house would be a loss of needed housing units.

AYAZ ENTERPRISES LLC – application #VAR-0001-2024 – Request a variance from Art. II, Sec. 23.03 for a proposed canopy over fueling dispensers 5.3 feet from the front property line (25 feet required) at 220 Spruce Street, Neighborhood Business zone.

MOTION: Ms. DeCampos moved to approve the variance with the modifications as per a staff memorandum from Megan Pilla, Principal Development Planner, dated February 20, 2024. Ms. Harris seconded the motion and all members voted in favor.

The hardship is the need for protection of customers and electronic fuel pumps from the elements.

APPROVAL OF JANUARY 24, 2024 MINUTES: PUBLIC HEARING AND BUSINESS MEETING

MOTION: Ms. Harris moved to approve the minutes as written. Ms. DeCampos seconded the motion and all members voted in favor, except for Mr. Slegeski, who abstained.

RECEIPT OF NEW APPLICATIONS

No new applications.