



**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

June 14, 2022 – 7:00 @ Community Development Department

Physical Location: 3 North Lowell Road (Community Development Department) Live
Broadcast: WCTV Channel 20 – Local Cable TV
Live Stream: <http://www.wctv21.com/>

To access via Zoom: [ZBA Meeting](#)

Meeting number/access code: 865 4393 1593 **Password:** 250013 **To join by phone:** 1 646 876 9923

Call to Order

Case # 15-2022 Parcel 11-C-3100

Applicant – Salvatore Erna

Owner – Same

Location – 3 Lancelot Street (continued from May 24, 2022)

Zoning District – Residential District A

Variance Relief is requested from **Section(s) 702, Appendix A-1** construct an attached addition of 75' x 34' that includes a new master suite, four (4) stall garage, and fitness room to an existing single-family dwelling. The proposed addition has a twenty-six (26') foot side yard setback and does not meet the 30' side yard setback requirement in the Residential District.

Case # 10-2022 Parcel 24-F-6 (continued from May 10, 2022)

Applicant – Benchmark LLC

Owner – Edward and Renee Hahn

Location – 6 Johnny Hill Rd

Zoning District – Rural District

Variance Relief is requested from **Section(s) 702, and Appendix A-1** to construct a single-family dwelling on an approximately 7.26-acre lot that does not have the required 175-feet of frontage on a Town Class V Road. The lot does have 240-feet of frontage on a discontinued Road.

Application for Rehearing – [Case 09-2022](#): Parcel 16-Q-179, 20 First Street

[Case # 17-2022](#) Parcel 16-Q-179

Applicant: Benchmark LLC

Owner – Henry C. Forde Heirs, Care of Richard Forde

Location – 20 First St

Zoning District –Residential A & WPOD

Variance relief is requested from Section(s) 702, Appendix A-1 to permit construction of a new 1,010 +/- SF two-bedroom year-round home on a pre-existing non-conforming lot of record that contains 4,558 +/- SF of building area, where a minimum land area of 50,000 SF is required. To allow 9' and 10' side yard setbacks, where 30' is required. To allow the SFD a 17' front yard setback where 50' is required. To allow the SFD of a 16' setback from the pond, where a 50' setback is required. To allow the SFD of a 60' frontage where a minimum 175' frontage is required.

Meeting Minutes-Review and Approve: 04-12-22, 04-26-22, 4-26-22 (non-public) & 05-10-22

Planning Sessions and By-law updates

Legislative/Staff Updates

Adjournment

Copies of all Zoning Board of Adjustment applications and materials are available for review at the Community Development Department; 3 North Lowell Road, Monday – Friday 8am – 4pm.