

Voting:

For: Francis, Hodge, Resha, Dowd, Zenko

Against: None

Abstain: None

Motion unanimously approved.

III. READING OF LEGAL NOTICE

Francis read the public hearing notice into the record.

IV. EXPLANATION OF PROCEDURES

Zenko explained the public hearing procedures.

V. PUBLIC HEARING

- **ZBA-24-8** – Request for variance from Table 4.04A.c of the Zoning Regulations to allow a lot coverage of 16.3% where 15% is maximum allowable (existing nonconformity is 16.7%) at Cheney Lane in the LR Zone; Applicant: Lauren Brinsko, Owners: Scott and Carole Sheldon.

Lauren Brinsko, who will be purchasing the property, and Scott Sheldon – current property owner, attended the meeting in person. Brinsko explained the plans to demolish the current house and garage, that are currently nonconforming, and the garage has a crumbling foundation. The plans will take the nonconformity from 16.7% to 16.3%.

ZBA confirmed that Brinsko plans are to make the nonconforming structure smaller to conform and that they are taking a hazard (corner of the current garage) out of the way. They also confirmed that they have already went to the IWA for their permits. Zenko did mention that the garage, according to land surveys, show it is on Cheney Lane. Brinsko stated that was correct, and she read a letter aloud from Anne Toale, who is the trust owner of the private road Cheney Lane, stating that she was in favor of the changes being made and would enter an agreement with Brinsko if need be. Toale, attended the meeting via Zoom and gave brief explanation on her letter and being in favor of the application.

No further questions or comments, hearing was closed.

- ***MOTION:*** I move to approve the ZBA-24-8 request for variance from Table 4.04A.c of the Zoning Regulations to allow a lot coverage of 16.3% where 15% is maximum allowable (existing nonconformity is 16.7%) at Cheney Lane in the LR Zone finding that it is in harmony with the general purpose and intent of the zoning regulations, and will not be contrary to the public interest. The following conditions shall apply: That a boundary line agreement with Anne C. Toale Trustee sanctioning the proposed front property line as the per the plan titled Zoning Location Survey prepared for Scott W. and Carole Lynn Sheldon 78 Cheney Lane (dated 6/7/2024 and revise 8/9/2024) be recorded prior to the filing of the variance on the land records.

By: Resha

Seconded By: Dowd

Voting:

For: Francis, Hodge, Dowd, Zenko, Resha

Against: None

Abstain: None

Motion unanimously approved.

VI. NEW BUSINESS/DISCUSSION:

- a. Approval of August 20, 2024, Regular Meeting Minutes

MOTION: I motion that the minutes of the July 16, 2024, meeting be approved.

By: Dowd

Seconded By: DePaola

Voting:

For: Francis, Hodge, Dowd, Zenko

Against: None

Abstain: Resha

Motion approved.

ADJOURNMENT:

The meeting was adjourned by Zenko at 7:18 p.m.

Respectfully Submitted,

Melissa Sicard

Melissa Sicard, Recording Secretary

PLEASE NOTE: These minutes are not official until approved by the Zoning Board of Appeals at the next meeting. Please see the next meeting minutes for approval or changes to these minutes.