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Members Present:

Doreen Prouty – Chair  
Richard Maggi – Vice Chair  
Gary Geiger – Clerk  
Aldo Mancini - Alternate  
Vincenzo Ronghi - Alternate

Members Absent:

Also Present:

Hope Goff

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Chairperson Prouty opened the meeting at 6:30 PM.

The Agenda was taken out of order to allow time for the petitioner to arrive.

1. Approval of Minutes – May 24, 2021

Motion was made by Member Geiger and seconded by Member Maggi to approve the minutes of May 24, 2021 as written with the correction discussed. A vote was taken to approve the minutes. Prouty – yes, Maggi – yes, Geiger – yes, Mancini – yes, Ronghi – yes

2. Any other matter that may legally come before the Zoning Board of Appeals – none

3. PUBLIC HEARING – Variance – Jackie Tang – 24-26 Walnut Street – Case# 2001

Chairperson Prouty opened the public hearing by reading the legal notice, explaining the procedures of the hearing and introducing the members of the Board. Sitting on this case were Chairperson Doreen Prouty, Richard Maggi Vice Chair, and Gary Geiger Clerk.

Michael McElligot, builder, spoke on behalf of Jackie Tang. He said that Mr. Tang received approval from the Planning Board to subdivide this lot. He went on to say that the lot is similar in size to other lots in the area and the proposed home would be used for family. Chairperson Prouty stated that for Business A, according to Chapter 180-46E any building for residence shall comply with Residence B regulations. Chapter 180-35 states that for Residence B the frontage required is 100 feet with an area of 12,000 square feet. She said that the petitioner is asking to subdivide a conforming lot to make 2 non-conforming lots.

Chairperson Prouty closed the Public Hearing and the Board went directly into a meeting.

Chairperson Prouty explained that a Variance requires 3 separate determinations. The Board will vote on each condition separately as to whether it meets the criteria.

Condition #1 – Owing to circumstances relating to the soil conditions, shape or topography of such land. Geiger – No, Maggi – No, Prouty – No

Condition #2 – A literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise to the petitioner or appellant. Geiger – No, Maggi – No, Prouty – No

Condition #3 – The desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law. Geiger – No, Maggi – No, Prouty – No

Chairperson Prouty stated that by a unanimous vote of the Zoning Board of Appeals the request for a Variance for 24-26 Walnut Street is denied.

Chairperson Prouty explained the 20 day appeal process that begins the day the decision is stamped into the Town Clerk's office.

Motion was made by Member Ronghi and seconded by Member Maggi to adjourn the meeting. Maggi - yes, Geiger – yes, Prouty-yes, Mancini – yes, Ronghi - yes

Meeting Adjourned at 6:50 pm.

Submitted by hpg