

## MUNICIPAL OFFICES



Zoning Administrator  
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### Development Review Board Minutes for Meeting March 22, 2018

**Roll Call:** Present were Chairman Bill Smith, Colin Bright, Paul Brown and Tim Donahue. Stephen Hatch was present as Clerk. Public present were Ray Fernandez, George Silowash, Courtney Tabor, Ashley Hudson, Ed and Laurie Larkin, Eric Gilman, Albert Borne and Lucky Boardman. The time was 7:08 PM.

**Approval of Minutes:** A motion to approve the Minutes of December 28, 2017 as presented was made by Donahue and seconded by Bright. The vote was **3-0-1**. Brown abstained. The motion passed.

**Applications:** Lucky Boardman, owner of 258 Union Street LLC requests a Site Plan Review for 258 Union Street to build a Triplex with three one-bedroom apartments. The lot previously contained an apartment building. Mr. Boardman presented his project for the site and explained the structure he planned to build. He laid out the plans and explained the project to the Board Members. There was much interaction between Mr. Brown and Mr. Boardman. Mr. Boardman answered all questions presented to him. There was input from Mr. Fernandez and Mrs. Hudson. There were questions from other members of the Board. Mr. Boardman answered the questions. There was discussion among the Board Members. Mr. Bright made a motion to approve the project as presented, seconded by Mr. Donahue. The vote was **3-1-0**. Mr. Brown voted No. The motion passed. Mr. Boardman has his project.

The Four Seasons Community Care Home has made Application to install a Walk-in cooler on the North side of the building. This addition will encroach on the side yard setback of the abutting property so there is also a request for a waiver for a reduction of the setback between the properties. Mrs. Hudson and Mrs. Tabor are present to present their project. The proposed cooler would extend 8 feet from the side of the building. The cooler would be 5 feet from the abutting property. It would be sided as is the building so it would blend with the building. There was discussion among the Board Members and the applicants. All questions were answered. A motion to approve the project as presented was made by Mr. Bright and seconded by Mr. Brown. The vote was **4-0-0**. The project was approved for the Four Seasons Community Care Home.

Albert Borne and Eric Gilman have returned to the Board to ask for a change to the Conditions that were placed on the Conditional Use that was approved for their Used Car Dealership which was approved at the December 28, 2017 Hearing. They were requesting permission to place a minimum of 5 cars at the site that were for sale. There was discussion between the Board and Applicants. Edwin and Laurie Larkin were present and spoke of the cars that were present near their driveway. Their complaint was there were too many vehicles on the premises and they feared being blocked in or Emergency vehicles be blocked out. There was much discussion about the request between Board Members and Mr. Borne and Mr. Gilman. Mr. Bright made a Motion to Deny the Request presented by Mr. Borne and Mr. Gilman. Mr. Donahue seconded the Motion. The vote was **4-0-0**. Mr. Borne and Mr. Gilman's request was denied.

**Other Business:** None.

**Adjournment:** A motion to Adjourn was made by Donahue. The vote was **4-0-0** to Adjourn. The time was 8:38 PM.

These minutes are submitted by Stephen Hatch and are subject to Approval at the next regular meeting; however, they are substantially correct.



Stephen Hatch  
Zoning Administrator / DRB Clerk