

**ZONING BOARD OF APPEALS  
PUBLIC HEARING  
ZOOM TELECONFERENCE  
TUESDAY DECEMBER 8, 2020**

**ATTENDANCE:** Edward McLaine, Chairman; John Carolan; Robin Shepard; Michael Nastu; Maria Alves,

**STAFF:** Dennis Buckley, Zoning Official; Nicholas Sampieri, Zoning Inspector; Russell Liskov, City Attorney

**CALL TO ORDER**

Chairman McLaine called the meeting to order at 6:04 P.M. There was a quorum present.

This meeting of the Zoning Board of Appeals complies with Governor Lamont's Executive Order 7b as it relates to a web-based meeting. Therefore, the in-person requirement is eliminated if a person can participate by phone or video in real time. Also, the sign posting requirement and the return receipt of notification to property owners has also been eliminated if the P&Z agenda has been online complying with the statute's normal earliest publication date in the Connecticut Post.

Item D2 was removed from agenda.

**DEFERRED BUSINESS**

**D-1 (#4)**

**139 MAGNOLIA ST. – PETITION OF GILBERTO MALDONADO – SEEKING A VARIANCE OF THE PROHIBITION OF THE EXPANSION OF A NONCONFORMING STRUCTURE UNDER SEC. 4-12-4A TO PERMIT THE CONSTRUCTION OF A 1-STORY ADDITION TO THE EXISTING 1-FAMILY RESIDENTIAL DWELLING AND ALSO SEEKING A VARIANCE OF THE PROHIBITION OF THE EXPANSION OF AN ACCESSORY STRUCTURE ABOVE 50% UNDER SEC. 4-9-1C(2) TO PERMIT THE CONSTRUCTION OF A 1-STORY ADDITION TO THE EXISTING GARAGE IN AN R-B ZONE.**

Attorney Rizio came forward to speak on item D-1. He requested that the item be deferred. He stated that his client was in discussions with the neighbor and was in the process of working through details to make the neighbor comfortable. He stated that they waive any statutory requirements to open or close the public hearing. He requested that this item be moved to the January agenda.

**\*\* COMMISSIONER CAROLAN MOVED TO DEFERR ITEM D-1 UNTIL THE MEETING SCHEDULED FOR JANUARY 12, 2021.**

**\*\* COMMISSIONER NATSU SECONDED THE MOTION.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**D-2 (#7)**

**301 JENNINGS AVE. – PETITION OF STELLA HOLMES, LLC – SEEKING A VARIANCE OF SEC. 4-2-2 WHICH PROHIBITS THE REDUCTION IN SIZE OF A CONFORMING LOT TO CREATE TWO (2) NONCONFORMING**

**LOTS AND ALSO SEEKING VARIANCES OF SEC. 4-2-2 WHICH DICTATES FRONT AND REAR LOT DIMENSIONAL STANDARDS; SEC. 5-1-3 AND TABLE 3 TO WAIVE ALL OF THE ZONE DEVELOPMENT STANDARDS TO PERMIT THE CONSTRUCTION OF A 1-FAMILY DWELLING ON A NONCONFORMING LOT AND ALSO LEGALIZE THE EXISTING SINGLE FAMILY DWELLING ON AN OUT-OF-CHARACTER NONCONFORMING LOT IN AN R-A ZONE.**

This item was withdrawn.

**NEW BUSINESS**

**#1**

**134 ALBION ST. – PETITION OF BARROS MOTORS AUTO SALES, LLC – SEEKING TO GRANT UNDER SEC. 14-54 OF THE CT GENERAL STATUTES A CERTIFICATE OF APPROVAL OF LOCATION FOR A USED CAR DEALERSHIP AND THE ISSUANCE OF A USED CAR DEALERSHIP LICENSE IN A PORTION OF THE EXISTING COMMERCIAL BUILDING IN AN I-L ZONE.**

Mr. Jenal Bardon came forward to speak on this application. He stated that he was with Mr. Daniel Bells. This application had been denied prior. Mr. Bardon stated that the current business has been active for more than thirty years. An inspection of the property has already been conducted and approved. He stated that, if approved, the current business will continue in addition to the proposed used car sales being applied for.

Chairman McLaine asked if it had been several years since there had been a valid motor vehicle license at the location.

Mr. Bardon confirmed that this was true.

Chairman McLaine asked if it had continued to be operated as a motor vehicle facility selling used cars.

Mr. Bardon confirmed that this was the case but under a different owner.

Chairman McLaine stated that the reason for the previous denial was that it had been an overuse of the property.

Mr. Bardon confirmed this.

Chairman McLaine asked for Mr. Bardon to verify that there was a flat-bed tow truck with the name of the company on the side of it.

Mr. Bardon confirmed this.

Chairman McLaine verified that, if approved, the lot will be a towing facility, used car facility, and a repair facility.

Mr. Bardon confirmed this.

Commissioner Alves questioned if the unregistered and delapidated vehicles on the property from the prior denial were still present.

Mr. Bardon stated that the vehicles in question were no longer present.

Chairman McLaine asked about the sign for the other business that had been added to the location for stereos, sound systems, and the like.

Mr. Bardon stated that was a different business.

There was no one who wished to speak in favor of the application.

There was no one who wished to speak in opposition to the application.

**\*\* COMMISSIONER NATSU MOVED TO DENY THE APPLICATION FOR THE FOLLOWING REASONS:**

- 1) THE APPROVAL OF A USED CAR FACILITY ALONG WITH TOWING AND AUTOMOTIVE REPAIR WOULD RESULT IN AN OVERUSE OF THE SUBJECT PREMISES.**

**\*\* COMMISSIONER CAROLAN SECONDED THE MOTION.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**#2**

**800 CLINTON AVE. – PETITION OF THE CENTER FOR FAMILY JUSTICE, LLC – SEEKING A USE VARIANCE UNDER SEC. 5-1-2 AND ALSO SEEKING TO WAIVE FIVE (5) OF THE EIGHT (8) REQUIRED ON-SITE PARKING SPACES TO PERMIT THE ESTABLISHMENT OF A 15-BED SOCIAL SERVICE PROVIDER FOR TRANSITIONAL LIVING IN AN R-A ZONE.**

Attorney Rizio came forward to represent the Center for Family Justice. He proceeded to provide a bit of background on the Center for Family Justice and their mission to help victims of domestic violence and child abuse and families that struggle with problems within. They are currently headquartered at 753 Fairfield Ave, Bridgeport. They provide counseling services, transitional housing, and pro-bono legal services for their clients.

They have a transitional house on Laurel Ave. and desire to move it to Clinton Ave where they feel the environment will be more comfortable for the people in their care. Atty. Rizio provided an overview of the history of the proposed Clinton property for the commission. He provided a blueprint of the property for the commission. The house will serve as a safehouse for people who cannot safely return to their own home for appx. 60 days. It is not a drug treatment or rehab facility and no drugs are administered on site. The doors will be closed and locked every night at 11 P.M. The neighbors do not appear to have any issue with the application.

Ms. Debra Greenwood was present to discuss this application. She stated that 69% of the clients received by the organization are Bridgeport residents. 92% in their transitional homes are from Bridgeport. She is not looking to increase the headcount of the organization. The main desire for the

move is the larger rooms which allow for easier childcare for those who utilize the transitional houses. There are strict policies and protocols in place and staff available to help at all hours of the day.

Chairman McLaine asked if they would be accepting any residents in prison whose residence at their facilities would be a condition of release from prison.

Ms. Greenwood stated that that was not part of the services that they provide. Atty. Rizio stated that it was the opposite and the group was functioning as a safe home to people who were victims of things like domestic violence. The house is not intended to serve as a half-way house for anyone who has committed a crime.

Chairman McLaine asked if they would accept a patient who was on probation for a felony.

Ms. Greenwood stated that they would not accept such a patient and they are not allowed to do that.

Commissioner Carolan voiced concern over the intention to remodel the basement as they are not allowed to be used for habitation under any circumstance. He also voiced concern over the fire safety systems in the facility and stated that he desired for them to install a sprinkler system for fire protection. He also voiced concern over the accessibility for the upper floors for disabled people.

Mr. Buckley stated that that the building would be used as a group home and brought up to current standards as part of the approval process.

Attorney Rizio stated that they will be treated as if they are building a new building and will be required to conform to current safety standards as part of the renovations.

Commissioner Alves asked how many staff members will be onsite.

Ms. Greenwood stated that there was usually one staff person and one coordinator so there will always be at least two individuals on site. The Department of Social Services, The State of Connecticut, and all domestic violence safe houses have laws that were put in place in 2005 that require 24/7 staff coverage. There is an additional layer of staff present that oversees the crisis services.

Atty. Rizio pointed out that the facility is also close to the headquarters which provides additional counseling and services in easy shuttling distance.

Commissioner Natsu questioned what sort of security will be present on sight.

Ms. Greenwood stated that there had been no issues in the past 21 years. There will be security systems installed for full security in addition to the staffing. All the police departments work closely with the organization as well. The location has no signage and is kept off the grid from public knowledge.

Commissioner Natsu questioned how people will gain access to the facilities provided.

Ms. Greenwood stated that patients are transported by van to whatever location is needed. The van utilizes the back door of the location for discreetness. They will not be using the front door usually.

Commissioner Carolan clarified his question to be regarding how a patient can safely enter the building without being followed.

Ms. Greenwood stated that cameras would be present to verify who desired to enter along with measures such as sign-in and sign-outs and multiple operating policies and procedures to ensure the safety of patients.

Ms. Susan Tabachnick came forwards to speak in favor of the application. She stated that she had lived at 527 Laurel Ave which is on the same block as the current safe home's location. She stated that they were great neighbors to have and were fairly quiet. The house had been well maintained. She stated it will be nice to have owners at the new location who will respect and maintain the property. There are other non-profits located on that street and they will be joining a neighborhood of supportive partners in Ms. Tabachnick's eyes.

Mr. Buckley noted that there were several letters of support from various businesses and residents in the area and they had been made part of the file. These included letters from Tim Bartlett of the YMCA, Margaret Judge, Life Bridge Associates, Susan Tabachnick, Nourish Bridgeport, Reverend Sara Smith, Calvary St. George Episcopal Church, United Congregational Church of Bridgeport, and Jeff Kimball of the United Way.

Reverend Sara Smith came forwards to speak in favor of the application. She had sent three letters to voice her support in three different capacities. One as Senior Minister of United Congregational Church of Bridgeport which is located near the property located on Clinton Ave. She also runs Nourish Bridgeport which provides food to people in need of groceries. Both organizations are in favor of The Center for Family Justice and the proposed building. She stated that she also lives on Laurel Ave close to the location of the current safe house. She stated that her church, her non-profit, and her own home are all in favor of the application.

Council Member Mary Brantley came forwards to speak in favor of the application. She stated that she is a council member for the district and had seen the facility and it would be to the community's benefit to have the center in the neighborhood. She stated that there was a great need within the community for women and children to have a safe place to go to escape from domestic violence. She stated that, due to various circumstances, women frequently do not have locations to go to escape from domestic violence.

Council Member Marcus Brown came forwards to speak in favor of the application. He stated he was a council member for this specific district. He stated that the property has a lot of character and desired that the historical nature of the property be intact. He offered to help The Center with getting in contact with people and resources for approval.

There was no one who wished to speak in opposition to the application.

**\*\* COMMISSIONER NATSU MOVED TO APPROVE THE APPLICATION WITH THE FOLLOWING CONDITIONS:**

- 1) THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.
- 2) ALL RENOVATIONS OF THIS FACILITY MUST COMPLY WITH THE BASIC BUILDING CODE OF THE STATE OF CT.
- 3) ANY PROPOSED CHANGES TO THE VISIBLE EXTERIOR OF THE SUBJECT PREMISES MUST BE APPROVED BY THE STRATFIELD HISTORIC COMMISSION.

**\*\* COMMISSIONER CAROLAN SECONDED THE MOTION.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**#3**

**150 ANTON ST. – PETITION OF ANTON NCN FP, LLC – SEEKING A VARIANCE OF THE RESIDENTIAL DENSITY REQUIREMENT OF 2,700-SQ. FT. OF PROPERTY PER RESIDENTIAL UNIT UNDER SEC. 5-1-3 AND ALSO A VARIANCE OF THE MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES UNDER SEC. 11-1-2 TO PERMIT THE ESTABLISHMENT OF 30 ADDITIONAL STUDIO APARTMENTS WITHIN THE EXISTING BUILDINGS WITH 30 ON-SITE PARKING SPACES IN AN R-C ZONE.**

Attorney Rizio came forward to represent this application on behalf of Anton NCN FP, LLC. He provided the blueprints for the commissioners. He stated that they had just received the comments from the engineering department about the application and the department had some issues and concerns in regard to the operation of the parking lot. It was decided by the commission to continue on with any issues being conditions of approval if approved.

Atty. Rizio provided an overview of the property for the commission. He stated that there were no plans to expand the building at all. He stated that the desire was to convert the current apartments in the building into studio apartments. 30 Studio apartments will be added. The total project will have 90 one-bedroom units and 50 studio apartments. The units will be added within the building and on the first floor.

Chairman McLaine asked if Atty. Rizio was asking the commission to waive 100 parking spaces by current requirements.

Atty. Rizio stated that there are currently 110 units and 101 parking spaces. He stated that 30 parking spaces will be added for the 30 units.

Chairman McLaine stated that he did not feel that there was adequate parking at the site currently.

Atty. Rizio suggested that the matter be continued so that additional parking spaces could be planned for addition. Atty. Stated that they would go back to the clients and seek to do what they could to increase the amount of parking on the property.

**\*\* COMMISSIONER CAROLAN MOTIONED TO CONTINUE THIS ITEM TILL THE MEETING SCHEDULED FOR JANUARY 12, 2021.**

**\*\* COMMISSIONER NATSU SECONDED THE MOTION.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

#4

41-43 AND 51 INDIAN AVE. – PETITION OF GRACIOUS PROPERTIES, LLC – SEEKING A VARIANCE OF SEC. 4-2-2 WHICH PROHIBITS THE REDUCTION IN SIZE OF A CONFORMING LOT TO CREATE TWO NONCONFORMING LOTS AND ALSO SEEKING VARIANCES OF SEC. 4-2-2 WHICH PROHIBITS THE REDUCTION OF DIMENSIONAL STANDARDS AND SEC. 5-1-3 AND TABLE 3 TO WAIVE ALL DEVELOPMENT STANDARDS TO PERMIT THE CONSTRUCTION OF A 2-FAMILY DWELLING ON A NONCONFORMING LOT AND TO ALSO LEGALIZE THE EXISTING 2-FAMILY DWELLING ON A NONCONFORMING LOT IN AN R-B ZONE.

Attorney Rizio came forward to represent Gracious Properties to the Board. He provided blueprints of the site for the commissioners. He reviewed the building plans for the commission using the provided blueprints.

Chairman McLaine commented that the changes looked good. He stated that he was under the impression that certain doors were not in compliance.

Atty. Rizio stated that he was unsure which doors Chairman McLaine was referring to.

Chairman McLaine clarified that the neighbor had issues with the doors, but they had been removed resolving the issue.

Commissioner Alves asked if the parking in the front was stacked parking.

Atty. Rizio confirmed that this was the case. He stated that they each controlled their own parking and he was aware that the Board was concerned about shared parking. He stated that each side of the property will control their own parking.

Commissioner Alves raised questions about the concerns the neighbors had over decks on the property.

Atty. Rizio stated that the decks had been changed to patios and there would be no decks hanging off the rear of the property.

Commissioner Alves asked about the concrete landing on the plans.

Atty. Rizio stated that it was just a walkway to get into the house.

There was no one who wished to speak in favor of the application.

There was no one who wished to speak in opposition to the application.

**\*\* COMMISSIONER NATSU MOVED TO APPROVE THE APPLICATION WITH THE FOLLOWING CONDITIONS:**

- 1) PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**

- 2) THE EXISTING GARAGE SHALL BE REMOVED AND A 5-FOOT BUFFER OF LANDSCAPING TO THE L-2 STANDARD MUST BE PLANTED ALONG THE REAR PROPERTY LINE.
- 3) A NEW SITE DRAINAGE SYSTEM SHALL BE INSTALLED TO ALLEVIATE THE CURRENT DRAINAGE ISSUES.
- 4) THE EXTERIOR WOODEN DECKS ARE TO BE REMOVED AND REPLACED BY IN-GRADE PATIOS AS NOT TO INTERFERE WITH THE ABUTTING PROPERTY OWNERS' QUALITY OF LIFE.
- 5) THE PETITIONER MUST COMPLY WITH ALL OF THE COMMENTS OF THE CITY ENGINEER IN HIS LETTER DATED 12/04/20.
- 6) CURBING SHALL BE INSTALLED TO DEFINE THE DRIVEWAYS AND PROHIBIT VEHICLES FROM PARKING ON THE LAWN.

**\*\* COMMISSIONER CAROLAN SECONDED THE MOTION.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**#5**

**560 NORMAN ST. – PETITION OF ALEXIA R. ANDRADE – SEEKING A VARIANCE OF SEC. 4-12-5 WHICH DICTATES THE DEVELOPMENT OF A NONCONFORMING LOT AND ALSO SEC. 5-1-3 SEEKING VARIANCES OF THE MINIMUM LOT SIZE AND FRONTAGE REQUIREMENTS TO PERMIT THE CONSTRUCTION OF A 1-FAMILY DWELLING ON A 2,800-SQ. FT. LOT IN AN R-B ZONE.**

Mr. Marcos Reinheimer came forward to speak for this application to speak on the behalf of the petitioner. He stated that the property is currently a vacant lot. It is not presently in the ownership of any of the adjacent lots. He stated that the petitioner only desires permission to build a single-family residence at this time. He provided a brief overview of the history of the lot. He stated that the petitioner is claiming hardship because the property has been sold multiple times over the past several years which has resulted in the issues with the nonconformity.

He stated that the petitioner was not responsible for the current situation leading to the nonconformity. The property is under separate ownership with a tax account and has been sold several times over the past several years. Due to the regulations the lot has become non-conforming.

He stated that the proposed single-family home would have no negative impact on the surrounding neighborhood. He stated that they had received a letter from the engineering department with comments and the original card copies of the proposed plans. He stated that, if approved, they would be happy to take the engineering comments as conditions of approval to be met.

There was no one who wished to speak in favor of the application.

There was no one who wished to speak in opposition of the application.

**\*\* COMMISSIONER CAROLAN MOVED TO DENY THE APPLICATION FOR THE FOLLOWING REASONS:**

- 1) THE GRANTING OF THIS PETITION AS PROPOSED WOULD RESULT IN AN OVERUSE OF THE SUBJECT PREMISES.
- 2) THE PETITIONER FAILED TO ESTABLISH AN UNUSUAL CONDITION OR HARDSHIP RELATING TO THIS APPLICATION OR PARCEL OF PROPERTY.



**\*\* COMMISSIONER NATSU SECONDED THE MOTION.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**#6**

**91-95 MOREHOUSE ST. – PETITION OF ANA PENA – SEEKING A USE VARIANCE OF A SEC. 5-1-2 AND A VARIANCE OF THE 28-FOOT MIDPOINT HEIGHT REQUIREMENT UNDER SEC. 5-1-3 TO LEGALIZE THE EXISTING 3-FAMILY DWELLING IN AN R-B ZONE.**

Attorney Diane Lord, of Willinger, Willinger, and Bucci, came forward to represent the petitioner. She stated that she was there to legalize a currently existing three family house. She presented the plans for the site to the Board. She provided a recap of the site history for the commissioners. She then reviewed the details of the proposed house on the blueprint for the Board.

Chairman McLaine noticed that there had been a stop order placed on the property. He questioned if they had attempted to go ahead with the project without the permits.

Atty. Lord clarified that there had been a leaky roof and the contractor had placed up plywood as a result.

Chairman McLaine asked if the house had been gutted without permits.

Atty. Lord stated that she was not aware of the answer to that question.

Commissioner Alves raised a question about the plans to add a balcony to the third floor.

Atty. Lord verified that this was the case.

There was no one who wished to speak in favor of this application.

There was no one who wished to speak in opposition to this application.

**\*\* COMMISSIONER NATSU MOVED TO DENY THE APPLICATION FOR THE FOLLOWING REASONS:**

- 1) THE PETITIONER FAILED TO ESTABLISH AN UNUSUAL CONDITION OR HARDSHIP RELATING TO THIS APPLICATION OR PARCEL OF PROPERTY.**
- 2) THE OWNER COMMENCED RENOVATIONS TO THE SUBJECT PREMISES WITHOUT ANY PERMITS.**

**\*\* COMMISSIONER CAROLAN SECONDED THE MOTION.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**#7**

**25 BOWKER PL. – PETITION OF RIVERSTONE DEVELOPMENT, LLC – SEEKING A VARIANCE OF SEC. 4-2-3 WHICH PROHIBITS THE CHANGE IN LOT SIZE TO CREATE A NONCONFORMING LOT AND ALSO SEEKING A VARIANCE OF SEC. 5-1-3 TO DEVELOP A LOT WITHOUT ADEQUATE LOT AREA AND FRONTAGE**

**REQUIREMENTS TO PERMIT THE CONSTRUCTION OF A 1-FAMILY DWELLING ON A NONCONFORMING LOT IN AN R-B ZONE.**

Commissioner Alves recused herself to prevent a conflict of interests.

Attorney Rizio came forward to represent the client. He provided the proposed blueprints for the site to the commissioners. He provided an overview of the sight for the Board. The client is proposing only a single-family home and would be willing to condition a single-family home on the new lot. Since this is an R-B zone Mr. Rizio stated that the three proposed buildings will be less dense than the surrounding properties. He reviewed the lot layout and stated that they were taking three lots and dividing them up to get two lots as a result.

There were no questions from the commission.

There was no one who wished to speak in favor of this application.

There was no one who wished to speak against this application.

**\*\* COMMISSIONER NATSU MOTIONED TO APPROVE THE APPLICATION WITH THE FOLLOWING CONDITIONS:**

- 1) THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**
- 2) ALL THE COMMENTS OF THE CITY ENGINEER IN HIS LETTER DATED 12-04-20 SHALL BE INCORPORATED INTO THE DEVELOPMENT OF THIS SITE.**
- 3) THE DEVELOPMENT OF THIS IRREGULAR SHAPED LOT SHALL BE LIMITED TO A 1-FAMILY DWELLING ONLY.**

**\*\* COMMISSIONER CAROLAN SECONDED THE MOTION.**

**\*\* THE MOTION PASSED WITH FOUR IN FAVOR (NATSU, CAROLAN, MCLAINEE, SHEPARD) AND ONE ABSTENTION (ALVES).**

**(END OF PUBLIC HEARING)**

**CONSENT AGENDA**

**(CA-1)**

**2178 FAIRFIELD AVE. – PETITION OF GUARANTEE APPROVAL MOTORS, INC – SEEKING TO WAIVE THE PUBLIC HEARING REQUIREMENT UNDER SEC. 14-54 OF THE CT. GENERAL STATUTES AND GRANT AN AMENDED CERTIFICATE OF APPROVAL OF LOCATION FOR A USED CAR DEALERSHIP UNDER NEW OWNERSHIP AND PERMIT A USED CAR DEALERSHIP & REPAIRER'S LICENSE IN AN OR ZONE.**

Chairman McLaine asked if there had been any problems with this area in the past.

Mr. Buckley stated that there had been no problems with this location in the past.

- \*\* COMMISSIONER NATSU MOTIONED TO GRANT ITEM CA-1 WITH MOTOR VEHICLE CONDITIONS "D".
- \*\* COMMISSIONER CAROLAN SECONDED THE MOTION.
- \*\* THE MOTION PASSED UNANIMOUSLY.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

APPROVAL OF MINUTES

APPROVAL OF ZBA MINUTES FOR SEPTEMBER 8, 2020 – PRESENT: ACTING CHAIRPERSON: MARIA ALVES. COMMISSIONERS: JOHN CAROLAN, EDWARD "JOE" MCLAINE, MICHAEL NASTU AND ROBIN SHEPARD. STAFF: DENNIS BUCKLEY, ZONING CLERK, PAUL BOUCHER, ASSISTANT ZONING OFFICIAL, NICHOLAS SAMPIERI, ZONING INSPECTOR. OFFICE OF THE CITY ATTORNEY: RUSSELL LISKOV.

Chairman McLaine questioned why the September minutes were being submitted without the requested changes. Discussion followed.

APPROVAL OF ZBA MINUTES FOR OCTOBER 13, 2020 – PRESENT: CHAIRMAN: EDWARD "JOE" MCLAINE. COMMISSIONERS: JOHN CAROLAN, MICHAEL NASTU AND ROBIN SHEPARD. STAFF: DENNIS BUCKLEY, ZONING CLERK, NICHOLAS SAMPIERI, ZONING INSPECTOR. OFFICE OF THE CITY ATTORNEY: RUSSELL LISKOV.

- \*\* COMMISSIONER CAROLAN MOVED TO APPROVE THE MINUTES OF OCTOBER 13, 202 AS SUBMITTED.
- \*\* COMMISSIONER NATSU SECONDED THE MOTION.
- \*\* THE MOTION PASSED WITH FOUR IN FAVOR (NATSU, CAROLAN, MCLAINE, SHEPARD) AND ONE ABSTENTION (ALVES).

APPROVAL OF ZBA MINUTES FOR NOVEMBER 10, 2020 – PRESENT: CHAIRMAN: EDWARD MCLAINE. COMMISSIONERS: MARIA ALVES, JOHN CAROLAN, MICHAEL NASTU AND ROBIN SHEPARD. STAFF: DENNIS BUCKLEY, CLERK, PAUL BOUCHER, ASSISTANT ZONING OFFICIAL, NICHOLAS SAMPIERI, ZONING INSPECTOR. OFFICE OF THE CITY ATTORNEY: RUSSELL LISKOV.

Page 6/7 changes: Regarding an email from Maria Pereria to Dennis Buckley stating that there was a violation and it would be brought to the attention of the chairman. Chairman McLaine requested Mr. Buckley to respond explaining that there was no violation and he made an error in stating that there was. Chairman McLaine also requested a copy of the correspondence. This should be added to the minutes.

Chairman McLaine stated that it was incorrect to post [inaudible]. He stated that the zoning department needs to post all properties or none of them. They must be consistent. Attorney Liscoff stated that they were doing the best that they could under present conditions. Chairman McLaine stated that he preferred all properties be posted and Attorney Liscoff agreed.

Discussion followed. Mr. Buckley would not be sending any letters as Attorney Liskov would contact Councilwoman Pereira to discuss the misunderstanding.

**\*\* COMMISSIONER CAROLAN MOVED TO SEND THE MINUTES OF NOVEMBER 10, 2020 BACK FOR CORRECTION.**

**\*\* COMMISSIONER NATSU SECONDED THE MOTION.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**ADJOURNMENT**

**\*\* COMMISSIONER NATSU MOTIONED TO ADJOURN.**

**\*\* COMMISSIONER CAROLAN SECONDED THE MOTION.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

*The meeting was adjourned at 8:10 P.M.*

Respectfully Submitted  
Ian A. Soltes  
Telesco Secretarial Services