

**DATE OF POSTING: FEBRUARY 16, 2007**

**ZONING BOARD OF REVIEW/BOARD OF APPEALS AGENDA**

**February 27, 2007 Meeting**

**7:00 PM Town Council Chambers**

**Zoning Board of Review Hearings**

**1) Charles Lamendola for property located at 1320 Middle Road, AP 16, Lot 50, Zoned F-1, Farm). The applicants require a dimensional variance to accommodate an accessory structure that exceeds the Town's height limitation. The variance is required under Article III, Section 3.5 of the Zoning Ordinance which limits accessory structure heights to 15 feet. (Continued from the January 23, 2007 Meeting)**

**2) Yankee Supply Corporation for property owned by Thomas E. Harper and located at South County Trail; AP 18C, Lot 10 (Zoned CH, Commercial Highway and LI/O, Light Industry/Office). The applicant requires a Special Use Permit to allow wholesaling activity at the property. The applicant requires the permit under Article III, Section 3.4 which states that wholesaling is only allowed in the LI/O Zone by Special Use Permit. (Continued from the January 23, 2007 Meeting)**

**3) Tom Coucci for Peirce Street Realty LLC for property located at 21 Peirce Street.; AP 1, Lot 249 (Zoned R-10, Residential). The applicant requires dimensional variances to allow a parking lot to serve a multi-unit residential building. The applicant requires relief from**

**Article III, Section 3.5 (Table 3-2), Dimensional Regulations, which sets forth the maximum lot coverage allowance, from Article III, Section 2.8 which requires that lot developments create no increase in storm water runoff quantity, and from Article VI, Section 8 pertaining to parking lot landscaping.**

**4) Edward Hyde for property located at 233 First Avenue, AP 2, Lot 1, Zoned R-10, Residential). The applicants require a dimensional variance to accommodate an accessory structure (shed). The variance is required under Article III, Sections 3.5 and 2.6 of the Zoning Ordinance which limits the location of accessory structures.**

**5) Martin and Lisa Olsen for property located at 65 Lenihan Lane, AP 15C, Lot 530, (Zoned F-2, Farm). The applicants require a Special Use Permit to accommodate an in-law apartment. The request is made per Article III, Section 3.3 of the Zoning Ordinance which requires such permits for in-law apartments.**

**6) Dan Ratigan and Laura Pietrocola for property located at 10 Knollwood Ave., AP 4, Lot 76, (Zoned R-10, Residential). The applicants require dimensional variances to accommodate a front addition at their home. Relief is required under Article III, Table 3-2 of the Zoning Ordinance which sets forth the required setbacks for this zone and from Article V, Section 2.2 of the Ordinance pertaining to existing non-conforming development.**

**7) Jesse H. Edwards III for property owned by Antonio Oliver et. al. and located at 280 South Road, AP 17, Lot 258, (Zoned F-1, Farm). The applicants require a Special Use Permit to accommodate an accessory family dwelling unit. The permit is required under Article III, Section 3.3 of the Zoning Ordinance which requires such permits for all accessory family dwelling units.**

## **ZONING BOARD OF APPEALS AGENDA**

**1) Fry Brook Ltd. for property located at A. P. 12, Lot 96, Units 8, 11, and 20, being 45 Hillside Court; 60 Fry Brook Drive, and 65 Fry Brook Drive respectively. The appellant seeks to appeal three rulings by the Town's Zoning Officer wherein impact fees for single family detached dwelling units are assessed. The appellant argues these fees should be assessed at a lower amount.**

## **Zoning Board of Review Business**

**1. Minutes: Review and action on the minutes of the January 23, 2007 Meeting.**

**Adjourn**