

**DATE OF POSTING: May 16, 2012**

**ZONING BOARD OF REVIEW AGENDA**

**Tuesday, May 22, 2012 Meeting 7:00 pm**

**Town Council Chambers, Town Hall**

**Zoning Board of Review Hearings – 7:00 PM**

**1. Cindy Gavin for property located at 5 Midlands Drive; Map 64 A.P. 8 Lot 90 (Residential, R-10). The Applicant seeks a dimensional variance from Table 2 of Chapter 260 of the Town Code; Zoning Ordinance, Dimensional Regulations by Zone and Section 8(f) of the same chapter pertaining to the siting of accessory structures. The applicant seeks to construct a shed within the side setback. (Continued from the March 27, 2012 meeting).**

**The Applicant has asked for a continuance to the June 26, 2012 meeting.**

**2. MJF, LLC for property located at the northeast corner of the South County Trail and the Frenchtown Road intersection; being Map 29 A.P. 11 Lot 57 (Zoned CH, Commercial Highway). The Applicant requires a Special Use Permit to allow for the construction of a new 7 stall “Quick Lane” auto service center and a one stall car wash as an**

accessory use. The permit is required under Chapter 260 of the Town Code; Zoning Ordinance, Table 1, Permitted Uses by Zone. Additionally, Dimensional Variances are being sought under Article VI, Section 260-21 (D), Off-Street Parking Regulations and Section 260-25 (D.2), Required Setbacks for Parking due to associated parking being located in the front and side setbacks. Furthermore relief is needed from Article VI, Section 260-24 (A.1), Off-Street Storage and Loading; two loading spaces are required; Applicant is requesting a dimensional variance for one loading space. (This application has been continued from the November 22, 2011, January 24, 2012, February 28, 2012 and March 27, 2012 meetings).

3. Joseph Gelineau for property located at 88 King Street, Map 85 A.P. 1 Lot 2 (Zoned Commercial Highway, CH). The Applicant seeks a dimensional variance from Table 2 of Chapter 260 of the Town Code; Zoning Ordinance, Dimensional Regulations by Zone. The Applicant seeks to construct a carport/garage which will not comply with the setback requirements.

4. Besos Tea House for property owned by MDG Realty Corporation and located at 378 Main Street, Map 75 A.P. 3 Lot 98 (Zoned CD-1, Commercial Downtown). The Applicant seeks a Dimensional Variance under Chapter 260 of the Town Code; Zoning Ordinance, Article VI Parking Ordinance, Section 20. The Applicant requires a Dimensional Variance to accommodate an increased seating capacity of the restaurant.

**5. Michael and Judith Macaulay for property located at 9 Allen Drive; Map 62 A.P. 10 Lot 84 (Zoned R-30, Residential). The Applicant seeks a Dimensional Variance from Table 2 of Chapter 260 of the Town Code; Zoning Ordinance, Dimensional Regulations by Zone which sets forth the setbacks for the zone. The Applicant is requesting to construct an addition to the existing structure which will not comply with all setback requirements.**

**6. J.P. Couture of Couture Design Associates for property located at 11 Reynolds Street; Map 84 A.P. 2, Lot 263 (Zoned Residential, R-10). The Applicant seeks a dimensional variance from Chapter 260 of the Town Code; Zoning Ordinance, Article III Section 8(F) pertaining to the siting of an accessory structure. The Applicant has requested that the existing garage be detached from the existing structure.**

**7. Marc and Joyce Marandola for property located at 6 Howland Farm Road; Map 83 A.P. 9, Lot 380 (Zoned Residential, R-30). The Applicant seeks Dimensional Variances from Table 2 of Chapter 260 of the Town Code; Zoning Ordinance, Dimensional Regulations by Zone which sets forth the height of accessory structures and Article III Section 8(F) of the Zoning Ordinance pertaining to the siting of accessory structures. The Applicant is requesting to construct a pool cabana in the front/side setback which will exceed the maximum allowable height for accessory structures as well as relocate an existing shed into the front/side setback. The Applicant has two front yards by virtue of having frontage on both Howland Farm Road and**

**Division Street.**

**Zoning Board of Review Business**

**1. Minutes: Review/action on the minutes of the March 27, 2012 meeting.**

**Adjourn**