

ZONING BOARD OF REVIEW AGENDA

March 1, 2006

Town Council Chambers
1670 Flat River Road
Work Session & Regular Meeting
7:00 p.m.

WORK SESSION

1. Approval of Minutes from February 1, 2005
2. Approval of Decisions from February 1, 2005
3. Planning Department Staff Report
4. Discussion of Applications heard during Public Hearing on February 1, 2005

OLD BUSINESS – DECISIONS

5. **Scott S. Martin**, 17 Colvintown Road
Location of Property: AP 60, Lot 140.01; 17 Colvintown Road
Owner: Same
Zone: R20
Existing Use: Single Family Dwelling w/ in-law
Proposed Use: Same

Applicant has filed a request to extend Special Use Permit given to the previous owner through Zoning Board Decision recorded with the Town Clerk in Book 1635 Page 161 dated October 20, 2004.

APPEAL OF ZONING VIOLATION and CEASE & DESIST ORDER

6. **Midland Company**: 91 Maple Valley Road
Owner: same
Location of Property: AP 323, Lot 25
Zone: RR3
Existing Use: Pre-existing business
Description of Violation: Earth Removal in a residential zone, RR3, prohibited.
Action Required: Cease all earth removal activity

Applicant has filed an appeal of the Zoning Officers determination regarding prohibited earth removal activity in a residential zone.

NEW BUSINESS-PUBLIC HEARING

7. Applicant: **Coventry Imaging Associates**, 71 Sandy Bottom Road
Location of Property: AP 46, Lot 38
71 Sandy Bottom Road
Owner: Sandy Bottom Properties, 65 Sandy Bottom Road
Zone: GB
Existing Use: Medical imaging company
Proposed Use: same with free-standing sign

Applicant has filed a request to install a freestanding shopping center sign where two are existing. Section 1532 of the zoning ordinance allows one common freestanding sign identifying all uses.

8. Applicant: **Kenneth & Rosean Read**, 205 Shady Valley Road
Location of Property: AP 17, Lot 55
12 Northup Plat Road
Owner: same
Zone: GB
Existing Use: vacant property
Proposed Use: single family residence with in-law apartment

Applicant has filed for a Special Use Permit to construct a single family home with in-law apartment

9. Applicant: **Nextel Communications of the Mid-Atlantic**
9 Crosby Drive, Bedford, MA 01730
Location of Property: AP 65, Lot 15.2; 2289 Flat River Road
Owner: Langford & Cole Properties, 2289 Flat River Road
Zone: VRC (Village Rural commercial)
Existing Use: 2-story commercial building
Proposed Use: Same with four carrier telecommunications tower

Applicant has filed for a Special Use Permit and Dimensional Variance for the installation of a 130 foot four carrier telecommunications tower and fenced equipment compound

APPEAL OF THE ZONING OFFICERS DECISION

10. Appellant: **Andre P. LaChapelle**
Location of Property: AP 29, Lot 38
816 Tiogue Avenue
Owner: A&J Realty Associates, 820 Tiogue Avenue
Zone: GB (General Business)
Existing Use:
Proposed Use: Tattoo Parlor

Applicant has filed an appeal of the Zoning Officers determination regarding prohibited tattoo parlor in a general business zone.

Individuals requesting interpreter services for the hearing impaired must notify the Zoning Board Secretary at 822-9189, 72 hours in advance of the public hearing date. Devices for the hearing impaired are available.