

THE ZONING BOARD OF REVIEW

Monday, June 26, 2006

7:00 P.M. @ Old Harbor Meadows Community Center

AGENDA

The Town of New Shoreham Zoning Board of Review will be in session for its regular meeting on Monday, June 26, 2006 at 7:00 P.M. at the Old Harbor Meadow Community Center, Chapel Street.

THE AGENDA IS SUBJECT TO CHANGE BY THE CHAIRMAN OR UPON MOTION OF ANY MEMBER

Applications:

- 1. Hutnak, Nancy and Jay. Plat 17, Lot 34. Application by Nancy Nutnak for a Variance from Section 706(G) for an extension of a previous zoning decision.**
- 2. Crawford, Callum and Wendy. Plat 8, Lot 111-A. Application for a Variance from Section 706(G) for an extension of a previous zoning decision.**
- 3. Attwood, Simone, Trustee. Plat 2, Lot 21. Application for a Special Use Permit under Sections 113 (B)(1), 306(E) and 403 for construction of a two bedroom accessory residential structure.**

Hearings:

- 1. Smith, Peter. Plat 19, Lot 77. Appeal of a Notice of Violation for Unsafe Conditions dated 4/11/06.**

- 2. Sprague Farm, Inc. Plat 16, Lot 62. Appeal filed by Edward Berube, Rick and Amy Lohrer, Kenneth Moss and Anthony Miller regarding a decision of the Building Inspector dated May 15, 2006 to allow the erection and operation of an asphalt plant without the required Section 505 Zoning Review for uses involving hazardous materials.**
- 3. Sprague Farm, Inc. Plat 16, Lot 62. Appeal filed by Edward Berube, Rick and Amy Lohrer, Kenneth Moss and Anthony Miller regarding a decision of the Building Inspector dated May 15, 2006 to allow the expansion of a prior-existing non conforming use with uses (dump) not allowed in this zone.**
- 4. Sprague Farm, Inc. Plat 16, Lot 62. Appeal filed by Edward Berube, Rick and Amy Lohrer, Kenneth Moss and Anthony Miller regarding the decision of the Building Inspector to allow the erection and operation of an asphalt plant without a building permit.**
- 5. Wood, Peter S. and Lee S. Cushman, Trustee. Plat 8 Lots 49 & 50. Application for a Variance from Section 306 (B) and (C) to reconfigure two existing lots of record.**
- 6. Town of New Shoreham. Plat 19, Lot 1. Application by Recreation Director, Robert Closter for a Variance from 703(F) for an extension of a previous zoning decision.**
- 7. Theve, Clifford, Theve, Thomas, Serratore, Laurel Anne and Abrams, Justin. Plat 7, Lots 33 & 35. Application for a Special Use Permit under Section 113(B) and a Variance from Section 309(C) for a lot line change.**
- 8. Finizia, Sandra and Agresti, Dan. Plat 17, Lot 15. Application for a Variance from Section 307(C) to remove existing exterior stairs and**

excavate and retain land from existing porch to street level to create off street parking and safe access from street to single family dwelling.

9. Hartnett, Michael. Plat 8, Lot 75-1. Application for a Variance from Sections 113(C)(1) and 306(C) for construction of an addition to a single family dwelling.

10. Silverman, Carol and Legault, Nicole and West, Lisa, d/b/a Hill at Mill Pond and Rachels, Stephen and Marsella, Jeanna. Plat 6, Lots 72 & 73. Application for a Special Use Permit under Sections 113(B)(4), 308(E) and 401 and a Variances from 113(B)(4), 308(C) and 703(G) for a lot line change.

Pending Decisions:

1. Griffel-Perroncello, Lisa. Plat 7, Lot 64-2. Application by Joseph Perroncello for a Variance from Sections 113 (C)(1) and 309(C) for construction of a one story garage.

2. Town of New Shoreham. Plat 7, Lot 15. Application by the New Shoreham Sewer Commission for a modification to an existing Special Use Permit under Sections 113(B), 311(E), 317 and 417 to change an existing storage space on the second floor of the existing service building into a dwelling unit and a 513 accessory apartment.

3. Lefcourt, Jack and Foreman, Richard. Plat 18, Lot 28. Application for a Variance from Section 306(C) to rebuild a single family dwelling on a non-conforming lot.

4. Jack, Philippa, Jack, Anthony and Astor-Jack, Tamsil. Plat 6, Lot 43. Application for a Variance from Sections 307(C) and 511 (A)(2) for

construction of an accessory residential structure.

THE ZONING BOARD'S POLICY IS TO ADJOURN AT 10:30 P.M.

Individuals requesting interpreter services for the hearing impaired must call 466-3200 forty-eight hours in advance of the meeting date.

Jlb 6/19/06