



ZONING BOARD OF ADJUSTMENT

Draft Minutes

March 29, 2022 - 7:00 pm @ Community Development Department

Physical Location: 3 North Lowell Road (Community Development Department) Live

Broadcast: WCTV Channel 20 – Local Cable TV

Live Stream: <http://www.wctv21.com/>

Attendance:

Chairman Betty Dunn- present

Vice Chair Nick Shea- present

Pam Skinner, Secretary- excused

Michelle Stith, regular member- present

Neelima Gogumalla, regular member- present

Mike Scholz, alternate- excused

Staff:

Alex Mello, Community Development Director

Julie Suech, Planning Technician

Anitra Lincicum, minute taker (present via Zoom)

Chairman Dunn opened the meeting and explained that they were currently a 4-member board and there is a chance they might be joined by an alternate later in the evening but it is the choice of the applicant if they would like to reschedule to have the case heard by a 5-member board.

Attorney Hollis asked to speak to the applicant briefly to come to a decision.

Chairman Dunn stated that there is only one case being heard this evening.

Attorney Hollis addressed the Board; he is representing the applicant. Attorney Hollis stated that he would like to postpone the meeting and have the case be heard by a 5-member board. Attorney Hollis stated that he appreciates that this is a special meeting but he prefers the benefit of the 5-member board.

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Public Hearing

Case #57-2021: Parcel(s) 18-L-300 (continued from February 22, 2022)
Applicant – The Dubay Group, Karl Dubay
Owner – Angle Wood Pond Realty Trust, Inc.
Location – 1-3 Sharma Way (aka 55 Range Road)
Zoning District – Professional, Business and Technology, Residential A & WPOD

Variance relief is requested from Section(s) 603.1.1 & 614.2 to permit 100 two-bedroom townhomes, arranged in fourplexes, where this particular type and configuration of residential use is not allowed in the PBT, RDA & WPOD zones.

A motion was made by Ms. Stith to continue Case #57-2021 to April 26th, 2022. Seconded by Vice Chair Shea. Vote 4-0. Motion passes.

Ms. Cynthia Finn addressed the Board and asked about submitting information about school enrollment as it has come up in past discussion of the case. Chairman Dunn directed Ms. Finn to staff to submit the paperwork she wished to distribute.

Planning Board Conference

Mr. Mello stated that there is a Planning Board Conference that will be available on their website. Mr. Mello suggested that those interested could register and watch the videos at a later time.

The Board and Mr. Mello discussed posting the draft minutes to One Drive as part of the editing process. Board members can access the minutes through One Drive and make changes to be discussed in the hopes of improved editing efficiency.

Vice Chair Shea has a conflict with the site walk next week; he can do a site walk on his own. The Board does not think it is necessary to reschedule.

Vice Chair Shea asked about the prospect of another alternate on the Board. Vice Chair Shea stated he is interested in seeing more diversity on the Board. The Board discussed that some members may need to recuse themselves on certain occasions so alternate members are important. The Board discussed signage on the lots that are seeking a variance and that it would be helpful if these sites were labeled so that Board members can view the lot.

A motion was made by Ms. Stith to adjourn at 7:48pm. Seconded by Vice Chair Shea. Vote 4-0. Motion passes.

Respectfully submitted by Anitra Lincicum