



Board of Zoning Appeals

Reconvened Meeting

Town Hall
April 14, 2014
4:00 p.m.

At 4:00 p.m. in the Town Hall, Vice Chairman Jay Wiegner called to order the Board of Zoning Appeals Public Hearing and Meeting. In attendance were Board members Pete Baumann and Julia Parr. Chairman Gene Kelly was not in attendance. There was currently one vacancy on the Board. Also present were Town Planner Rob Testerman, Assistant Town Clerk Amanda Hurley and applicant Patrick Hand. There were approximately four members of the public in attendance.

Jay Wiegner led the Board in the recitation of the Pledge of Allegiance.

NEW BUSINESS

Variance Application – Former Be-Lo Grocery Store Property, Mason Avenue

Rob Testerman explained that the meeting tonight was reconvened from the April 7, 2014 meeting and stated that the applicant was requesting a number of variances from the BZA including a variance of the required setbacks from Mason Ave, balconies to extend to the property line as they were across the street, and parking and open space requirements. Rob Testerman included Zoning Ordinance Section 4.5 Parking Requirements which included the parking standards and Section 3.9 Harbor District. Rob Testerman read Section 4.5.E Adjustments-Shared Parking and went on to state that he did not have much luck finding other localities that had done a similar study.

Mr. Patrick Hand stated that he did not have any new drawings but the project would most likely be completed in two phases. There would be a subdivision which would eliminate the open space issues, but there was still a parking issue. Mr. Hand stated that shared parking was too complicated and too difficult to enforce so he was asking for one parking space per 300 square feet for commercial and 20% open space and suggested that the Town could enforce and control parking with business licenses.

Pete Baumann expressed his concerns regarding parking and stated that the shallow lot was the hardship.

Jay Wiegner suggested adding another row of parking to the open space area which would allow for one space per 250 square feet or 40 total spaces.

Rob Testerman stated that this would meet the needs of the building and satellite parking was still an option if needed.

Motion made by Pete Baumann, seconded by Julia Parr, to approve the following variances for the former Be-Lo grocery store property on Mason Avenue: setback reduced to 4', upper floor balconies extended to the property line, 40 total parking spaces and open space reduced to 20%. The motion was approved by unanimous consent.

Motion made by Jay Wiegner, seconded by Pete Baumann, to adjourn the Board of Zoning Appeals Meeting. The motion was approved by unanimous consent.

Vice Chairman Jay Wiegner

Assistant Town Clerk