

Zoning Board Minute Meeting
July 12, 2022
7:30 P.M.

Members: Bob Latini, Chris O'Donnell, Jeff Maxwell, Tim McGinn, Alan Roseberry & Richard Freel

Absent: Walter Ryan

Tim McGinn opened the meeting at 7:30 PM

7:30 Variance – Jabil Inc.

(Legal notice read by Chris O'Donnell)

Ron Williams was in attendance for Jabil Inc. He spoke about the proposed installation of 70 Ft flag pole. They are redoing the landscaping around the main entrance and would like to add the flag pole flying the American flag. The plan is for it to be externally lit and visible when driving down High St. towards Jabil Inc.

Tim McGinn said they are well over the 30 Ft. which triggers the variance. Tim mentioned there are certain criteria that needs to be met in order for the board to grant the variance.

Ron Williams stated they need the pole high enough so the flag does not hit the existing building or Jabil sign.

Jeff Maxwell asked if the flag was going to be located between Union Street and Pleasant Street. Ron Williams said the flag will be installed right at the end of High Street (behind the building). He said it will be a nice addition to the renovation to High Street.

Christopher O'Donnell mentioned the lot on the Jabil property is very unique. It is steep and built on a cliff.

Ron Williams said having a 20 Ft pole would be useless because you would lose the visibility aspect and not getting the pole above the building roof would not allow the flag to fly.

Jeff Maxwell asked how long it will take to install the pole.

Ron Williams said the project will take about 6 weeks.

Tim McGinn asked how big of a flag they plan to fly.

Ron Williams said the flag will be about 16x20 Ft. Big enough to be seen but not too big.

The Board sees this as a positive attribute for the town rather than a negative.

Bob Latini made a motion to approve the request for Jabil Inc. for the Variance as written, Richard Freel made a motion to second, all in favor with a (5-0) vote.

7:45 Variance – Southern New England Conference
(Legal notice read by Chris O'Donnell)

Jeff Linthwaite was in attendance representing Southern New England Conference. Jeff is applying for a lot coverage variance to build open air gazebo/pavilion for church functions and community events. The gazebo would be used primarily for day time events. Jeff said the proposed structure would be about 600 Sf of stick built material and a great addition to property.

Tim McGinn said the difficulty with this particular case is meeting the certain criteria to grant the variance. What makes this property unique?

Jeff Linthwaite said the land is definitely not unique.

Tim McGinn asked if reducing the size of the pavilion could help in anyway. He once again stressed the criteria that would have to be met in order to grant the variance.

Jeff Linthwaite mentioned they looked into that option but it wouldn't be worth it for what they plan on using the pavilion for.

Alan Roseberry asked if they pulled the structure in but extend the overhang will they still need a variance? The board said that is a question for Jimmy Salmon, the Building Inspector.

Jeff Linthwaite said he will follow up the Building Inspector.

The Board thinks it would be a nice addition to the church and worth the conversation with the Building Inspector.

The Board also mentioned this project may require side yard setbacks.

The Board recommends continuation contingent upon discussion with Building Inspector.

Jeff Linthwaite is going to look into his plan and talk to Building Inspector.

Bob Latini made a motion to continue to August 9th, Richard Freel made a motion to second, all in favor with a (6-0) vote.

8:00 Variance – Phil Arpano
(Legal notice read by Chris O'Donnell)

Phil Arpano presented his plan to construct a two car garage to the board. He is seeking a variance for height relief from the 15 Ft. Phil said they purchased the house from his father in law and would like to add the two story car garage to store recreational vehicles.

The garage will be identical in height to his neighbor's garage.

Richard Freel said he was up in the area the other day and noticed some excavation done on the property/area.

Phil Arpano said that he is getting ready to clear the area for the garage.

Phil also mentioned that the garage will meet all other required setbacks.

The height will exceed 15 ft., it will be approximately 19.5-21.5 Ft.

Tim McGinn asked if this could be accomplished at the height requirement of 15 Ft.

Phil Arpano explained that building a two story car garage instead of an oversized building would keep the look of the house and fit better with the neighborhood. He wants to avoid adding a metal building onto the property.

Phil said they brought in soil to the property to flatten the land. The current land drops off in the back.

Phil said their lot had slopes and in order to build the garage soil had to be brought into the property.

Christopher O'Donnell brought up the criteria in order to grant the variance.

Phil Arpano said he is trying to keep the appeal of the neighborhood. They brought in additional soil/sand to create the flat surface needed to build structure.

The Board agreed no more than an 8 pitch for the roof top.

Bob Latini made a motion to grant the variance of the roof pitch of no steeper than 12/8 and building height not to exceed 25', Richard Freel made a motion to second, all in favor with a (6-0) vote.

There was a unanimous vote to approve the meeting minutes from May 10th, 2022.

Meeting adjourned at 8:40

Meeting Minutes Taken By: Ryan Rouillard