

Zoning Board of Adjustment  
Minutes  
July 24, 2023

**Members Present:** Wayne Flynn, Lenny Knowles and Robert Gargano.

**Members Absent:** Keith Roberge and Steve Roy

**Members of the Public:** Elizabeth and David Griffin (applicants) Carl Venezia(applicant)(remote)and Tom Cote (abutter)(remote).

**Call to Order:** Meeting was called to order at 6:30pm by Chairman Wayne Flynn.

**Minutes:** On a motion from Robert Gargano, seconded by Lenny Knowles, the board approved the minutes from February 23, 2023 and May 11, 2023.

**Case #07-2023 Elizabeth and David Griffin** are requesting a **Variance** from **Article IV, Section 4.01 C 2b** for property located at 30 Washington St **Tax Map U3 Lot 7A**. The applicant is requesting a variance to permit a structure to be built which will not meet the setback requirements for a property zoned Residential A.

Public comment: Mr. Flynn read aloud letter submitted by Daniel Honnon, an abutter, in favor of approving the variance.

After a short discussion Mr. Flynn described the finding of facts:

1. Elderly occupant
2. Abutters have no objection

On a motion from, Robert Gargano, seconded by Lenny Knowles, to approve the variance as requested. The board completed the voting sheets and Chairman Flynn called for a roll call vote:

Robert Gargano –yes      Wayne Flynn – yes      Lenny Knowles – yes

Chairman Flynn informed the applicant that his variance was approved and that the abutters had 30 days to request a rehearing. The applicants will need to submit a building permit application with the approved variance.

**Case #08-2023 Pine Stick, LLC** is requesting a **Variance** from **Article V, Section 5.03 D 1** for property located at 1 Exchange St **Tax Map U5 Lot 7**. The applicant is requesting flexible parking beyond 400 ft of the building.

Carl Venezia described the application as submitted.

After a short discussion Mr. Flynn described the finding of facts:

- 1.Solve problems for the tenants attempting to find legal parking.
2. Number of units will not increase

Public comment: none

Robert Gargano made a motion to grant approval with a second from Lenny Knowles. The board completed the voting sheets and Chairman Flynn called for a roll call vote:

Robert Gargano – yes      Wayne Flynn – yes      Lenny Knowles - yes

The variance is approved. Chairman Flynn informed the applicant that his variance was approved and that the abutters had 30 days to request a rehearing.

**New Business:**

Election of Officers – will be held at next meeting

**Old Business:** None

**Public Comment:** None

**Adjourn** – On a motion from Robert Gargano with a second from Lenny Knowles, the board adjourned at 7:00 pm

Respectfully submitted,

Victoria M. Hill  
Planning and Zoning Board Clerk  
July 25, 2023