

ZONING BOARD OF APPEALS

TOWN OFFICES/BUCKLEY CENTER
AVON, MASSACHUSETTS 02322-1496
TEL. (508) 588-0414 - FAX (508) 559-0209

TOWN OF AVON

2022 MAY -4 P 12:37

April 5, 2022

TOWN CLERK

Kevin Foster, Chair called the meeting to order at 7:04 p.m. with the following members present. Each Board member acknowledged their presence at the meeting by responding in the affirmative during the roll call.

This meeting of the Zoning Board of Appeals is being conducted via a hybrid method. The public may attend the meetings in-person or may continue to participate via remote Zoom access. Until further notice, in-person attendees, who are not vaccinated, will be recommended to wear a mask.

A roll call was taken.

Appeals Board Members present: Kevin Foster, Chair; Robert Ogilvie, Member; Chuck Comeau, Member; Gerald Picardi, Member; Carl Walker, Alternate Member and Edward Mekjian, Alternate Member

Members not present: Peter Crone, Member

Public Hearing for 32 Langley Road

Kevin Foster called the Public Hearing to order at 7:15 p.m. on April 5, 2022.

The Public Hearing is the result of the Petition of Domenic and Krista Quintiliani of 32 Langley Road, Avon, MA 02322.

The following were present: Appeal Board Members- Kevin Foster, Robert Ogilvie, Chuck Comeau, Gerald Picardi, Carl Walker, and Edward Mekjian

Visitor's- Robert Borden, Building Inspector; Lynne McKenney, Recording Secretary

The members of the board and visitors introduced themselves and the board noted that the Public Hearing Notice(s) had appeared in The Enterprise on March 18, 2022 and March 24, 2022 in the Legal Notice section. Below is the Public Hearing Notice:

Notice is hereby given that a Public Hearing will be held in the Town Offices, Town of Avon, Massachusetts on Tuesday, April 5, 2022 at 7:15pm to hear the following petition(s) requesting a Special Permit from the Avon Zoning By-Laws. The hearing will be conducted via hybrid participation. The meeting link can be found at <https://www.avonma.gov/node/63/agenda/2022>.

Case # 22-2 Petitioner, Domenic & Krista Quintiliani of 32 Langley Rd. requesting relief in the form of a Variance of the front yard setback of Section 255- 6.4 of the Avon Zoning By Law from the required 25 feet to the proposed 22 feet and the side yard setback requirement of 15 feet to the proposed 13 feet in a residential zone and a Special Permit as required by Section 255 -9.2 for an addition or extension of an existing nonconforming structure or lot by a finding that the addition or extension is no more detrimental to the neighborhood than the existing structure at the residential property located and known as 32 Langley Rd., Avon, Massachusetts.

Discussion

The Chair recognized the Petitioner, Domenic and Krista Quintiliani who are requesting relief in the form of a Variance of the front yard setback of Section 255- 6.4 of the Avon Zoning By Law from the required 25 feet to the proposed 22 feet and the side yard setback requirement of 15 feet to the proposed 13 feet in a residential zone and a Special Permit as required by Section 255 - 9.2 for an addition or extension of an existing nonconforming structure or lot by a finding that the addition or extension is no more detrimental to the neighborhood than the existing structure at the residential property located and known as 32 Langley Rd., Avon, Massachusetts.

The Zoning Board of Appeals read in the letter from the Board of Health stating there are no issues regarding the septic system. The letter from the Building Inspector was read in stating that the Petitioners were denied a building permit for construction of a 2-car garage and front porch. The Board of Appeals reviewed the plans and requested clarification as to size of the garage, porch, and questions regarding the age of the septic system. Kevin Foster asked if there were any questions from the abutters or any member of the Zoning Board of Appeals. There were no questions or concerns. The ZBA members explained to the Petitioner how the 21 day appeal period works.

A motion was made by Chuck Comeau to grant a Variance of the front yard setback from 25 feet to 22 feet and the side yard setback from 15 feet to 13 feet per Section 255-6.4, seconded by Gerri Picardi. No Discussion on the motion. A roll call vote was taken. Kevin Foster voted aye, Chuck Comeau voted aye, Carl Walker voted aye, Robert Ogilvie voted aye, and Edward Mekjian abstained from the vote. Vote Unanimous.

A motion was made by Chuck Comeau to grant A finding as required by the Zoning By-Laws Section 255-9.2 by the Avon Board of Appeals that the extension and alteration are no more detrimental to the neighborhood than the existing non-conforming structure, seconded by Carl Walker. . A roll call vote was taken. Kevin Foster voted aye, Chuck Comeau voted aye, Carl Walker voted aye, Gerri Picardi voted aye, Robert Ogilvie voted aye. A roll call vote was taken. Kevin Foster voted aye, Chuck Comeau voted aye, Carl Walker voted aye, Robert Ogilvie voted aye, Edward Mekjian abstained from the vote. No Discussion on the motion. Vote Unanimous.

Minutes:

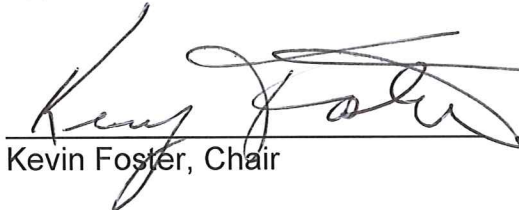
A motion was made by Edward Mekjian to approve the meeting minutes of December 7, 2021, seconded by Gerald Picardi. No discussion on the motion. A roll call vote was taken. Gerald Picardi voted aye, Edward Mejkian voted aye, Chuck Comeau voted aye, and Kevin Foster voted aye. The motion carries.

A motion was made by Edward Mekjian to approve the meeting minutes of January 4, 2022, seconded by Carl Walker. No discussion on the motion. A roll call vote was taken. Gerald Picardi voted aye, Edward Mejkian voted aye, Chuck Comeau voted aye, and Kevin Foster voted aye. The motion carries.

A motion was made by Gerald Picardi to approve the meeting minutes of March 8, 2022, seconded by Edward Mekjian. No discussion on the motion. A roll call vote was taken. Gerald Picardi voted aye, Edward Mejkian voted aye, Chuck Comeau voted aye, and Kevin Foster voted aye. The motion carries.

A motion was made by Chuck Comeau to adjourn the meeting at 8:07 p.m., seconded by Edward Mekjian.

Approved by:



Kevin Foster, Chair

List of Documents

1. April 5, 2022 Meeting Agenda
2. December 7, 2021; January 4, 2022; March 8, 2022 Meeting Minutes
3. Public Hearing Notice for Case # 22-2, 32 Langley Road
4. Application/Letter from the Building Inspector
5. List of Abutters for 32 Langley Road
6. Letter from The Board of Health