

Zoning Board of Appeals  
Special Meeting  
June 13, 2023  
6:30PM  
Minutes

Quorum: Yes

Meeting called to order at 6:30 PM by Chairman Don Butler.

Members present: Donald Butler, John Stano, Ryan McIntosh, David Ladd, Amy Kenney.

Also present: Carlie Parody and Daniel Brodeur; applicant, Eugene McIntosh; adjacent resident, Jim Millington, Code Enforcer, Danielle Queior, ZBA Clerk.

Motion John Stano 2<sup>nd</sup> Amy Kenney to approve the minutes from the November 14, 2022 meeting.

Ayes: 5 Donald Butler, John Stano, Ryan McIntosh, David Ladd, Amy Kenney.

Nays: 0

Correspondence: None

Report of Committees: None

New Business: Review of an area variance application, submitted by Daniel Brodeur, for 223 West Kirby Street. Seeking a building permit for a carport off of the front of his garage. Westerly side yard does not meet the 5' setback requirement. Requesting an area variance of approximately 6" at the northernmost point of proposed carport and 3' at the face of the garage.

Eugene McIntosh: Reviews photos and depiction of proposed carport. States that measurements shown are incorrect, only 29" from fence post to survey pin not 3'.

Dan Brodeur: There is 3' from center of fence post to survey pin (closest to road), Mike Battista marked 2 pins on west side yard, pin closest to road and at the face of the garage. Chief Kennedy should have a copy of survey received at purchase of house on file.

Board: Entire encroachment stays within the inside of the fence?

Brodeur: Yes, carport will be inside the fence line. Carport header will line up with the top corner of the garage door. Will be 2' between property line and header. Carport will extend 12' from face of garage toward the road. The carport will extend out even with the tree that sits behind the steps to the west side entrance to the house. Garage sits back off of the road a good distance.

Eugene McIntosh: Are there plans for gutters?

Dan Brodeur: If rain gutters are installed, they will discharge all water onto the Brodeur property.

Clerk will get a copy of survey for the next meeting.

Motion John Stano 2<sup>nd</sup> David Ladd to accept the area variance application for 223 West Kirby Street as complete.

Ayes: 5 Donald Butler, John Stano, Ryan McIntosh, David Ladd, Amy Kenney.

Nays: 0

Motion Ryan McIntosh 2<sup>nd</sup> Amy Kenney to hold a special meeting and public hearing on Wednesday, June 28, 2023 at 5:00 pm.

Ayes: 5 Donald Butler, John Stano, Ryan McIntosh, David Ladd, Amy Kenney.

Nays: 0

Motion John Stano 2<sup>nd</sup> Ryan McIntosh for adjournment.

Ayes: 5 Donald Butler, John Stano, Ryan McIntosh, David Ladd, Amy Kenney.

Nays: 0

Meeting adjourned at 6:45pm.

Respectfully Submitted,  
Danielle Queior, ZBA Clerk