



**Minutes of Meeting
October 3rd, 2023
7:30PM
Virtual (Zoom) Meeting**

Board of Appeals members in attendance: Ken Kozik, Scott Robb, Adam Hoffman, David Schena
Staff Present: Kaila Sauer, Senior Planner, Alicia Burak, Admin Assistant

Opening

Chair, Ken Kozik opened the meeting at 7:30PM. He called the roll. Ken Kozik- Aye, Scott Robb- Aye, Adam Hoffman-Aye

I. Regular Business

1. Approve previous meeting minutes

Adam Hoffman motioned at 7:32PM to approve meeting minutes of 08/01/23. Scott Robb seconded the motion. Roll Call Vote: Ken Kozik- Aye, Scott Robb- Aye, Adam Hoffman-Aye

2. Administrative Updates: None

II. New/Special Business

1. ZBA23-03 - Continued Public Hearing -247 Main St, Special Permit

Chair, Ken Kozik opened the public hearing at 7:33PM

Chair, Ken Kozik gave a brief summary of the last meeting. Architect, Oliver Orwig presented the updated architectural plans that the Board requested at the last meeting. All Board members agreed that the proposed addition would fit in with the neighborhood, and is in the median size of homes in the area. They commended the applicant on presentation of the application.

Adam Hoffman motioned at 7:48PM to close the public hearing. Scott Robb seconded the motion. Roll Call Vote: Ken Kozik- Aye, Scott Robb- Aye, Adam Hoffman-Aye

Resident's Comments: None

Deliberations Chair, Ken Kozik went through the findings, all members agreed it is consistent with the master plan, is in harmony with the purpose of the by-law, will not be detrimental to the neighborhood, and is appropriate for the site in question.

Adam Hoffman motioned at 7:54PM to approve ZBA23-03 subject to condition that the addition be built substantially as showing in the current drawings. Roll Call Vote: Ken Kozik- Aye, Scott Robb- Aye, Adam Hoffman-Aye

Adam Hoffman to write the decision.

2. ZBA 23-04- Public Hearing – 115 Prospect St, Special Permit

Chair, Ken Kozik opened the public hearing at 7:55PM

Engineer, Aiden Schlotman gave an overview of the project while presenting plans. The proposed project consists of a two-floor addition on a non-conforming lot that exceeds the square footage that is normally allowed. The proposed plan is showing a contemporary design using composite board and brick veneers as siding.

The Board and Applicant discussed the present and proposed square footage and the Board agreed that the proposed size of the house falls within the median size of homes in the area. The Board noted that the contemporary design is different from the styles of housing in the area. Adam Hoffman asked the applicant if he has considered solar. The applicant advised they have considered it, but it's difficult with the amount of sunlight the house gets so it will most likely be natural gas.

Adam Hoffman motioned to close the hearing at 8:17PM. Scott Robb seconded the motion. Roll Call Vote: Ken Kozik- Aye, Scott Robb- Aye, Adam Hoffman-Aye

Residents' Comments: None

Deliberations

Chair, Ken Kozik went through the findings, all members agreed it is consistent with the master plan, is in harmony with the purpose of the by-law, will not be detrimental to the neighborhood, and is appropriate for the site in question.

Adam Hoffman motioned at 8:21PM to approve ZBA23-04 subject to condition that the addition be built substantially as showing in the current drawings. Scott Robb seconded the motion. Roll Call Vote: Ken Kozik- Aye, Scott Robb- Aye, Adam Hoffman-Aye

Scott Robb to write the decision.

Adam Hoffman motioned at adjourn at 8:24PM. Scott Robb seconded the motion. Roll Call Vote: Ken Kozik- Aye, Scott Robb- Aye, Adam Hoffman-Aye

10/3/2023 Meeting Materials:

10-3-23 Agenda

801/23 Meeting Minutes

How to participate remotely

247 Main St application materials as follows:

Application

Addition-red line

Addition Special Permit Narrative-revised

247 Planning Department Memo

Health Comments 7.5

Revised Plans

115 Prospect Street application materials as follows:

Application

Legal Ad

Terra Email 10.3

Planning Division Memo

Health Comments