

**TOWN OF SALEM
ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
THURSDAY, JULY 25, 2019 – 7:00 P.M.
SALEM TOWN HALL – ROOM 2**

1. CALL TO ORDER

Chairman Dutch called the meeting to order at 7:06 p.m.

2. ROLL CALL *Seating of Alternates*

Present were Chairman Dutch, Board Members Ken Bondi and Michael Flugrad, and Alternate Board Member Joshua Rehrig. Absent were Board Members Emil Casciano and Denise Orsini and Alternate Board Members Larry Benedict and Rebecca Nortz. Also present was the Zoning Enforcement Officer (ZEO) Matthew Allen.

Alternate Member Rehrig was seated.

3. APPROVAL OF MINUTES: May 23, 2019

M/S/C: Bondi/Flugrad, to approve the Regular Meeting Minutes of May 23, 2019.

Discussion: None. Voice vote, 4-0, all in favor.

4. RECEIPT OF APPLICATION(S): *none*

5. PUBLIC HEARING(S):

A. ZBA#2019-02 – 346 Darling Road – Application of Donovan Goodwin for a variance to Section 4.4 to allow for a side yard setback of 2 ft. in lieu of the required 25 ft. for a shed.

Chairman Dutch opened the Public Hearing.

Applicant Donovan Goodwin stated that he is requesting a variance for the side yard setback along the eastern border of his property. The property is located on a hill and the proposed area is the only location in which a delivery truck is able to access the property and safely deliver a shed. The septic system is located at the front of the residence. The proposed shed will be either 10' x 12' or 10' x 14'. If approved, the shed would be located two feet from the property line and separated by a rock wall and approximately 10 to 15 feet of wooded property; the shed would be visible to the neighboring property.

Discussion ensued regarding the existence of any possible relief for smaller sheds, the slope of the hill, and any other available options. Certified mailings informing the neighboring properties of the variance request were mailed and no objections have been voiced. The shed would not hinder or prevent any emergency vehicles from entering the property.

**M/S/C: Bondi/Flugrad, to close the Public Hearing for Application ZBA #2019-02.
Discussion: None. Voice vote, 4-0, all in favor.**

Chairman Dutch expressed his concern with the request for such an extreme variance. While each case is reviewed based upon its individual situation, he stated the importance of the Board to respect the existing rules. The shed will be placed on crushed stone.

**M/S/C: Flugrad/Bondi, to approve Application ZBA #2019-02 for a variance to Section 4.4 to allow for a side yard setback of 2 ft. in lieu of the required 25 ft. for a shed on the proposed location and to be no larger than 200 SF with no foundation for the property located at 346 Darling Road.
Discussion: None. Voice vote, 4-0, all in favor.**

6. **OLD BUSINESS:** *none*

7. **NEW BUSINESS:** *none*

8. **CORRESPONDENCE/ANNOUNCEMENTS:** *none*

9. **ADJOURNMENT**

M/S/C: Rehrig/Flugrad, to adjourn the meeting at 7:39 p.m. Discussion: None. Voice vote, 4-0, all in favor. Meeting adjourned.

Respectfully Submitted by:

Agnes T. Miyuki, Recording Secretary for the Town of Salem