



MEETING MINUTES

Wednesday, June 24, 2020 – ZOOM HEARING

Consistent with the Governor's orders suspending certain provisions of the Open Meeting Law and banning gatherings of more than 10 people, this meeting was conducted by remote participation.

Call to Order 7:00 pm

Roll Call by David Hatfield

In Attendance:

DAVID HATFIELD, CHAIRMAN

AMI WALL, CLERK

JAMES H. MCBAIN

JOSEPH PRIDE

CHARLES L. TARBELL, JR.

THOMAS J. LUCEY, ALTERNATE

GREGORY W. MCINTOSH, ALTERNATE

Absent

MICHAEL L. FEELEY, ALTERNATE

Ami Wall read the Legal Notice

NEW HEARING:

(20-33) 502 LOWELL STREET – RICHARD AND ELLEN CROZIER

Attendees for the Petitioner: Richard Crozier (property owner) and Peter Sandorse (architect)

Purpose: Request a Determination and/or Finding to raze and replace the single story structure at the rear of house.

Discussion:

Mr. Crozier explained to the Board that he and his wife bought the house in 1975 and that sometime before that, between 1944 and 1975, an addition had been put on in the back of the house that is currently their kitchen. It was built on a foundation that is now crumbling. They would like to raze the



addition and rebuild on a new foundation that would fix the foundation problem. The whole building in the middle is sinking in. Mr. Crozier explained that they are not going any bigger than what is there now. Peter Sandorse from Phoenix Architects presented the site plan, it was prepared by John Ogren from Hayes Engineering. A set of drawings was presented showing the exact dimensions of the existing house now and how the new addition with the proper foundation will look.

Joe asked Mr. Crozier if he had spoken to his neighbor to the right to let them know that he would be in their yard to work. Mr. Crozier said he has talked to them in the past, it is a Bridgewell facility and there has never been a problem when he contacted them in the past.

Jim wondered if there was ever a permit for the addition from the 1940's to 1975. Mr. Crozier said he never looked for a permit. The Board said they are looking for a Finding and it is not necessary to be looking for a permit. Jim said he's just trying to make sure it is ok and does not have to be cleaned up and wants to make the owner aware that there may be an issue in the future.

Dave said he is all set and Chip feels this is very straight forward.

No members of the public spoke.

Chip made a motion to find that the request for the continued use of the non-conforming structure as presented here tonight on the site plan presented by Hayes Engineering, dated January 17, 2020 and the architectural plans prepared by Phoenix Architects dated September 26, 2019 prove that this is just a continuation of the non-conformity and will not impact neighbors or the neighborhood in anyway.

Ami 2nd.

Amended motion to include –

They are not proposing to increase the existing non-conformity and if one were to find they were, it would not be substantially more detrimental than the existing nonconforming use to the neighborhood.

Ami 2nd.

Voting members – Dave, Chip, Jim, Ami, Joe

Plans/Documents Presented:

- Plans by Peter Sandorse of Phoenix Architects, dated 9/26/19
- Site plan prepared by Hayes Engineering, dated 1-17-20

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Absent

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OTHER MATTERS

598 & 600 North Ave – Chip asked Peter Sandorse if he could recall who would be putting in the new sidewalks, curbing and walkway – would it be the Town or the developer? Peter said that the developer has recently met with the new Town Engineer and this is being worked on. Chip asked Peter when they would be looking for sign-offs – Peter said probably in a couple of months.

590 Main Street – Shell Station – Ami asked if there has been an update from the owners regarding the noise. Gail explained that the situation is still being worked on. They did put a silencer in and that has helped a little. There is a scheduled phone call with Brian and the owners of the gas station along with Jack, they are trying to pinpoint exactly what is bothering the neighbor.

27 & 37 Water Street – Jim said he got a phone call from Frank Pasciuto and he indicated that there was a problem with the curbing in the parking lot. Jim went to the site and told Frank that he had to do granite, Frank removed the asphalt. Frank indicated that he had no way to water the flowers in front of the building. Jim wondered if the Board had asked for a sidewalk and granite curbing in front of Sonny Noto's. Chip recalls that Frank is supposed to pave and do curb cuts to tie in their exit and clean it all up. Ami pointed out that she seems to remember that the railings in the front of the building were supposed to be black. She does not remember them looking like that – they do not look nice. Dave found the decision and it states that the project is supposed to be working with the DPW to put new sidewalks in.

69 Foundry Street – Jim has talked to the project manager and they would like to change what was approved in the courtyard as far as materials go, they say what was approved may be a maintenance problem and it needs to be changed. Jim told him they need to come back to the Board with what was approved and what they want to use.

404 Lowell Street - Dave asked Gail if she knew why the project has not started yet. Gail explained that they were getting ready to come in for a building permit and they started to dig and hit a lot of water. Now they have to redesign the building and come back to this Board.

APPROVED MINUTES

Chip made a motion to approve the minutes of June 10, 2020.

Ami 2nd.

All members voted in favor.

The meeting adjourned at 8:20 pm