



TOWN OF SALISBURY
Zoning Board of Appeals Hearing
Colchester Room @ Town Hall, 5 Beach Rd

MEETING MINUTES- PUBLIC HEARING

Hearing Date: September 13, 2022 @ 7:00 pm

Members Present: Derek DePetrillo (Chair), John Schillizzi (Vice Chair), Drew Dana, Stephen Rossetti and C.J. Fitzwater (Alternate)

Additional Persons Present: Scott Vandewalle, Building/Zoning Commissioner and Jen Geary ZBA Admin

Derek DePetrillo called the meeting to order at 7:01pm.

New Public Hearing

Case No. 22-000023 Petition for Relief – Variance to request relief from the front yard setback requirements for a proposed sign.

Address: 106 Elm Street

Map: 17, **Lot:** 124

Applicant(s): Christopher Deluca

Representing the applicant is Brian Knowles, with the applicant Chris Deluca also present. There are no pre-existing non-conformities. The proposal creates a front yard setback non-conformity; the proposed sign has a proposed front yard setback of 1 foot where 50 feet is required. No additional new non-conformities will be created. The proposed sign will be placed between the existing vacuum islands and landscaped area. Mr. DePetrillo noted the ZBA had approved a sign in 2016. Mr. Knowles stated it was for the sign on the building, which was lighted. Mr. Rossetti asked if the sign would be advertising for the business. Mr. Deluca replied it would.

MOTION: Mr. Schillizzi makes a motion to approve the request for a Variance for Case No. 22-000023 at 106 Elm St., as the proposed sign is specifically and uniquely impacted by the topography and shape of the lot. Mr. Fitzwater seconds the motion.

VOTES: Mr. Rossetti, Mr. Dana, Mr. Schillizzi, Mr. Fitzwater and Chair DePetrillo, vote in favor of the motion. Members express their vote individually and verbally. 5 in favor, 0 opposed. Motion carries unanimously.

Case No. 22-000024 Petition for Relief – Special Permit to allow for the installation of a double sided electronic/digital message board.

Address: 106 Elm Street

Map: 17, **Lot:** 124

Applicant(s): Christopher Deluca

Representing the applicant is Brian Knowles, with the applicant Chris Deluca also present. The applicant is seeking relief by special permit to allow for the installation of proposed double-sided digital message sign. The sign will be on a single post, and will indicate hours of operation, specials, etc. Mr. Dana asked if an image of the sign or any elevations of the sign were provided

Mr. Knowles advised the sign would be 6-8 feet high, and a person in a vehicle would be able to see the roadway under the sign. Mr. DePetrillo asked when the sign would be in operation. Mr. Knowles advised same as existing sign. Mr. DePetrillo advised the board needs specifics with regards to house of operation, as well as elevations for the proposed sign.

MOTION: Mr. Fitzwater makes a motion to continue the request for a Special Permit for Case No. 22-000024 at 106 Elm St. to September 27, 2022 to allow the applicant time to provide the requested information. Mr. Rosetti seconds

VOTES: Mr. Rosetti, Mr. Dana, Mr. Schillizzi, Mr. Fitzwater and Chair DePetrillo, vote in favor of the motion. Members express their vote individually and verbally. 5 in favor, 0 opposed. Motion carries unanimously.

Minutes

August 23, 2022 Meeting Minutes

MOTION: Mr. Dana makes a motion to approve the May 24, 2022 meeting minutes as written. Mr. Rosetti seconds the motion.

VOTES: Mr. Rosetti, Mr. Dana, Mr. Schillizzi, Mr. Fitzwater and Chair DePetrillo, vote in favor of the motion. Members express their vote individually and verbally. 5 in favor, 0 opposed. Motion carries unanimously.

Correspondence and Other Board Business

Updated Master Plan – First Draft

Mr. DePetrillo reviewed the draft Master Plan updates with the Board.

Items Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting

Adjournment


The Board reserves the right to consider items on the agenda out of order. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

MOTION: Mr. Fitzwater makes a motion to adjourn the meeting. Mr. Dana seconds the motion.

VOTES: Mr. Rosetti, Mr. Dana, Mr. Schillizzi, Mr. Fitzwater and Chair DePetrillo, vote in favor of the motion. Members express their vote individually and verbally. 5 in favor, 0 opposed. Motion carries unanimously.

Respectfully submitted by Jen Geary, Board Secretary and accepted at the September 27, 2022 meeting of the Zoning Board of Appeals.

Accepted as Presented:



Chairperson, Derek DePetrillo

Cc: Town Clerk