



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

MEETING MINUTES- PUBLIC HEARING

Hearing Date: September 27, 2022 @ 7:00 pm

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

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

Derek DePetrillo called the meeting to order at 7:04 pm.

Continued Public Hearing

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

Representative Brian Knowles and Applicant Christopher Deluca were present. Mr. Knowles reviewed the proposal and summarized the previous meeting, which was continued so the applicant could provide a drawing of the proposed sign. Mr. Knowles reviewed the drawing of the proposed sign. The sign will include business information, specials, and hours of operation. It will be on during the business' hours of operation which are 6am-11pm. Mr. Rossetti confirmed there would be no other advertising. Mr. Knowles replied that was correct. Chair DePetrillo asked how bright it would be. Mr. Knowles replied it would be similar in brightness to Dairy Queen's sign.

MOTION: Mr. Fitzwater makes a motion to approve Case No. 22-000024 at 106 Elm Street subject to the conditions and limitations set forth herein. The proposed sign will not create undue traffic congestion or unduly impair pedestrian safety. The requested will not overload any public water, drainage or sewer or other municipal system so as to adversely affect health, safety and general welfare of the Town. All special regulations for the use, as set forth in the Special Permit Table, or within the Bylaw section listing requirements for this Permit, have been fulfilled and completed. The requested use will not impair the integrity or character of the district or adjoining districts so as to adversely affect health, safety and general welfare of the Neighborhood. The requested use, by its addition to a neighborhood, will not cause an excess of that use that could be detrimental to the Neighborhood. The Board imposes the following conditions: that the hours of operation will be from 6AM to 11PM, 7 days a week. Mr. Schillizzi seconds the motion.

VOTES: Mr. Rossetti, Mr. Schillizzi, Mr. Fitzwater and Chair DePetrillo, vote in favor of the motion. Members express their vote individually and verbally. 4 in favor, 0 opposed. Motion carries unanimously.

New Public Hearing

Case No. 22-000025 Petition for Relief – Finding to request to allow for the extension/alteration of a pre-existing, non-conforming structure for proposed addition.

Address: 31 Commonwealth Ave.

Map: 36, **Lot:** 58

Applicant(s): Kenneth & Mary Daher

Ron Laffely of Fulcrum Architects represented the applicant. Pre existing non conformities are as follows: lot area is 5,895 square feet where 10,890 square feet is required. Front set back is 10.8 feet where 20 feet is required, side set back is 7.4 feet where 10 feet is required. The proposed addition will extend the existing front set back by .2 feet and the side setback by .07 feet. No new non conformities are proposed. Previously before the board in 2017 Mr. Laffely stated they propose to extend the master bedroom over an existing roof.

MOTION: Mr. Fitzwater makes a motion to approve Case No. 22-000025 at 31 Commonwealth Ave. The requested extension or alteration of the pre-existing, non-conforming use or structure will not be substantially more detrimental to the neighborhood. Mr. Rossetti seconds the motion.

VOTES: Mr. Rossetti, Mr. Schillizzi, Mr. Fitzwater and Chair DePetrillo, vote in favor of the motion. Members express their vote individually and verbally. 4 in favor, 0 opposed. Motion carries unanimously.

Minutes

September 13, 2022 Meeting Minutes

MOTION: Mr. Rossetti makes a motion to approve the September 13, 2022 meeting minutes as written. Mr. Schillizzi seconds the motion.

VOTES: Mr. Rossetti, Mr. Schillizzi, Mr. Fitzwater and Chair DePetrillo, vote in favor of the motion. Members express their vote individually and verbally. 4 in favor, 0 opposed. Motion carries unanimously.

Correspondence and Other Board Business

Chairman DePetrillo suggested they create rules and regulations for the Zoning Board of Appeals. The Board discussed forming a subcommittee and having a draft to discuss at the next meeting.

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. Schillizzi makes a motion to adjourn the meeting. Mr. Rossetti seconds the motion.

VOTES: Mr. Rossetti, Mr. Schillizzi, Mr. Fitzwater and Chair DePetrillo, vote in favor of the motion. Members express their vote individually and verbally. 4 in favor, 0 opposed. Motion carries unanimously.

Respectfully submitted by Jen Geary, Board Secretary and accepted at the October 25, 2022 meeting of the Zoning Board of Appeals.

Accepted as Presented:



Chairperson, Derek DePetrillo

Cc: Town Clerk