



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

**MEETING MINUTES- PUBLIC HEARING**

**Hearing Date: March 8, 2022 @ 7:00 pm**

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

**Additional Persons Present:** Kate White ZBA Admin

Derek DePetrillo called the meeting to order at 7:00pm.

**Continued Public Hearing**

**Case No. 22-000002 Petition for Relief – Variance** to request relief from the front yard setbacks requirement for proposed sign.

**Address:** 158 Lafayette Rd

**Map: 22, Lot: 1**

**Applicant(s):** Jon Kearney

A representative from Signs East presents the applicant, Jon Kearney's, case. The applicant is requesting relief from the front yard setback. Applicant is looking to locate business sign at a distance of 10' where 20' is required in order to ensure the signs visibility.

**MOTION:** Mr. Fitzwater makes a motion to approve the request for a Variance for Case No. 22-000002 at 158 Lafayette Road due to the shape of the lot. Mr. Schillizzi seconds the motion.

**VOTES:** Mr. Dana, Mr. Fitzwater, Mr. Schillizzi 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. 22-000005 Petition for Relief – Variance** to request relief from accessory structure height restrictions for proposed garage.

**Address:** 49 Beach Rd

**Map: 4, Lot: 53**

**Applicant(s):** Tomasz Wegiel

Tomasz & Bernadetta Wegiel present their request for a height variance to the Board. The applicant is requesting relief from the accessory buildings and structures 20' height restriction to build a garage with second floor office. The height of the proposed garage is 23'. An office space detached from the house is a requirement for the applicant's state dealer plate.

**MOTION:** Mr. Dana makes a motion to approve the request for a Variance for Case No. 22-000005 at 49 Beach Road due to the shape of the lot. Mr. Fitzwater seconds the motion.

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

**Case No. 22-000006 Petition for Relief – Special Permit** to allow for the replacement of the existing single-family dwelling with a new single-family dwelling.

**Address:** 442 No End Blvd

**Map:** 35, **Lot:** 197

**Applicant(s):** Ron Laffely

Representing the property owner is applicant Ron Laffely of Fulcrum, Inc Architects. The applicant is proposing to raze the existing single family home and replace with a new single family home. The lot is 4,841 square feet. The existing structure has 1' right side setback and a 6.8' front yard setback, where 10' and 20' are required respectively. The proposed replacement structure will have an 8' right side setback and will correct the non-conformity relating to the front yard setback. The proposed structure will meet all environmental codes and four off street parking spaces will be available.

**MOTION:** Mr. Dana makes a motion to approve the request for a Special Permit for Case No. 22-000006 at 442 No End Blvd. Mr. Schillizzi seconds the motion.

The use requested is listed in the Table of Use Regulations as a special permit in the district for which the application is being made. The requested use is essential and/or desirable to the public convenience and welfare. The requested use will not create undue traffic congestion or unduly impair pedestrian safety. The requested use 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.

**VOTES:** Mr. Dana, Mr. Fitzwater, Mr. Schillizzi 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

February 22, 2022 Meeting Minutes

**MOTION:** Mr. Fitzwater makes a motion to approve the February 22, 2022 meeting minutes as written. Mr. Schillizzi seconds the motion.

**VOTES:** Mr. Dana, Mr. Fitzwater, Mr. Schillizzi 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**

**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. Schillizzi seconds the motion.

**VOTES:** Mr. Dana, Mr. Fitzwater, Mr. Schillizzi 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 Kate White, Board Secretary and accepted at the April 12, 2022 meeting of the Zoning Board of Appeals.

Accepted as Presented:



Chairperson, Derek DePetrillo

Cc: Town Clerk