



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

**MEETING MINUTES- PUBLIC HEARING**

**Hearing Date: June 14, 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 Kate White ZBA Admin

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

**New Public Hearing**

**Case No. 22-000013 Petition for Relief – Finding** to request to allow for the extension/alteration of a pre-existing, non-conforming structure for proposed addition.

**Address:** 43 Mudnock Rd

**Map: 1, Lot: 29**

**Applicant(s):** Anthony Trigilione C/O Lisa Mead of Mead, Talerman & Costa

Representing the applicant is Ben Taylor of Mead, Talerman and Costa. The pre-existing non-conformities are as follows: lot area is 11,577 square feet where 43,560 square feet is required; property frontage is 70 feet where 150 feet is required; front yard setback is 28.3 feet where 40 feet is required; west side yard setback is 9.1 feet where 20 feet is required. The proposal alters and extends existing front yard setback non-conformity; the proposed roof extension off existing structure decreases front yard setback from 28.3 feet to 24.3 feet. The new addition itself will be set back about 28 feet from the front boundary. No other alterations or extensions to existing non-conformities and no new non-conformities will be created.

**MOTION:** Mr. Fitzwater makes a motion to approve the request for a Finding for Case No. 22-000013 at 43 Mudnock Rd, as the proposed addition will not be substantially more detrimental to the neighborhood. Mr. Rossetti 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. 22-000014 Petition for Relief – Special Permit** to request the allowance of proposed accessory apartment.

**Address:** 15 Learned Ln

**Map: 22, Lot: 41**

**Applicant(s):** Jonathan Kimball and Matthew Kimball

Representing the applicants is Chris Crump of CWC Designs. The applicant is seeking relief by special permit to allow for the construction of proposed accessory apartment. The accessory apartment will be 900 square feet and will be occupied by the owner. The applicant will be eliminating one of the bedrooms in the main house by combining two bedrooms into one; going from four bedrooms to three bedrooms. The applicant will be eliminating one of the four bedrooms to avoid an upgrade to the existing four bedroom septic system.

Discussion regarding a second means of egress and the existing septic system.

**MOTION:** Mr. Dana makes a motion to approve the request for a Special Permit for Case No. 22-000014 at 15 Learned Lane for the proposed accessory apartment with the following conditions; the accessory apartment must have a second means of egress; must have an approval for the existing septic system prior to the issuance of the building permit. The use is essential and/or desirable to the public convenience or welfare, the 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; The requested use will not impair the integrity or character of the district so as to adversely affect the health, safety and general welfare of the neighborhood; the requested use will not cause an excess of that use that could be detrimental to the neighborhood. 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. 22-000015 Petition for Relief – Variance** to request relief from the front-yard setback requirements for the installation of a sign.

**Address:** 163 Bridge Rd

**Map:** 14, **Lot:** 16

**Applicant(s):** Sean Carey

Applicant, Dr. Sean Carey, is looking to install a sign for his Precision Chiropractic business. The proposed sign will be 6 feet wide and will stand 6 ½ feet tall. The sign will be double sided panel mounted between two granite posts. The applicant is requesting relief by variance from the 50-foot front yard setback requirement to place the sign at 22 feet.

**MOTION:** Mr. Schillizzi makes a motion to approve the request for a Variance for Case No. 22-000015 at 163 Bridge Rd due to the shape and topography of the lot. Mr. Dana 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.

## **Minutes**

May 24, 2022 Meeting Minutes

**MOTION:** Mr. Rossetti makes a motion to approve the May 24, 2022 meeting minutes as written. Mr. Schillizzi 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.

## **Correspondence and Other Board Business**

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

## **Adjournment**

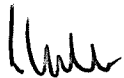
The Board reserves the right to consider items on the agenda out of order. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

**MOTION:** Mr. Fitzwater makes a motion to adjourn the meeting. Mr. Schilizzi 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.

Respectfully submitted by Kate White, Board Secretary and accepted at the July 12, 2022 meeting of the Zoning Board of Appeals.

Accepted as Presented:



Chairperson, Derek DePetrillo

Cc: Town Clerk