

CALL TO ORDER:

The meeting was called to order at 7:30 p.m. via Zoom webinar by Chairwoman Robin Malley with the reading of the Open Public Meetings Act.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Robin Malley, Chairwoman	Present
Barbara Bushell	Absent
Dianna Cereijo	Arrived Late
Sanjeev Dhawan, Vice Chairman	Present
Emilia Fendian	Present
Christina Hembree	Absent
Michael Kaufman	Absent
Philip Maniscalco	Present
Lynda Picinic	Present
S. Robert Princiotta, Esq.	Present
Evan Jacobs, Engineer	Present
Elizabeth Leheny, Planner	Not Requested
Meg Smith, Secretary	Present

APPROVAL OF MINUTES:

The minutes of the June 22, 2021 meeting were approved on a motion from Mr. Maniscalco seconded by Ms. Fendian. Vice Chairman Dhawan abstained from this vote due to absence at the June 22nd meeting. All other Board members voted in favor of the approval.

APPLICATIONS (New)

Lawrence & Phyllis Polevoy
15 West Hill Road

Block: 2103 Lot: 1
R-22.5 Zone

Proposing two new porches to the existing residence which would require a variance for building coverage of 18.45% where 15% is permitted.

Received: 4/29/21; Deemed administratively complete on 5/14/21; Deemed Complete by Board Engineer: 5/27/21; Deemed Complete by Board Engineer: 5/27/21;

Chairwoman Malley stated that she knows the Polevoys from town. Mr. Princiotta questioned Chairwoman Malley and confirmed that she could be objective on this application.

Mr. Dhawan is recused from this application as he lives within 200 feet of the property.

Ms. Polevoy, owner of 15 West Hill Road, stated that in 1997 she and her husband built 96 West Hill Road. Mr. Polevoy was diagnosed with MS 15 years ago and his illness has progressed and the Polevoys needed to move to a one-story home. They purchased 15 West Hill Road and are requesting a front porch and an overhang above the front door as well as a roof over an existing patio.

Mr. Bruno, architect for the applicant, was sworn in. He explained that the applicant is proposing creating two front porches, one facing West Hill Road and one facing Willow Street. Mr. Bruno stated that this is

an existing non-conforming lot with 16.35% building coverage. Proposing to build roofs over existing patio brings lot coverage from 16.35% to 18.45% where 15% is permitted. Total allowable lot coverage is 30% and proposed will be under at 26.48%

Mr. Bruno stated that the applicants will be improving drainage on their property by installing a seepage pit. He also noted that these covered patios will be a measurable improvement to the streetscape.

Mr. Jacobs, Board Engineer, stated that there is a slight increase in impervious coverage with this application and stated that a Soil Movement application will be needed before construction and a drainage plan will be necessary.

Mr. Princiotto questioned if a variance was granted for this property.

Mr. Bruno stated that he did not believe that a variance was required.

Mr. Polevoy stated that the house was in foreclosure. Plans were submitted for an addition in 2003 and the permit was released in February of 2004.

Mr. Princiotto stated that building coverage is currently over by 1.35% and applicants are proposing to be over by 3.45%.

Mr. Bruno reviewed the proposed elevations in plans provided. He stated that the applicant was only creating roof structure over existing patio and existing door.

Mr. Princiotto questioned the size of the patio.

Mr. Bruno stated that the existing patio was 31'8" by 18'6" for approximately 612 square feet.

Mr. Jacobs stated that the survey provided does not show the patio.

Mr. and Mrs. Polevoy stated that the patio was installed in the summer of 2019.

Mr. Jacobs questioned if there were down spouts and gutters on the proposed roofs.

Mr. Bruno stated that there were and that they would be collected in the proposed seepage pit.

Mr. Princiotto questioned the flooring in the front of the house.

Mr. Bruno stated that the proposed area will be 8' by 14'8".

Ms. Malley questioned if the back porch exists and Mr. Bruno confirmed that it is existing.

Mr. Maniscalco questioned if the existing patio was concrete or pavers.

Mr. Bruno stated that the front will change from stone slabs to concrete slabs.

Mr. Princiotto asked if there were any steps to front porch and Mr. Bruno stated that there were not any steps.

Ms. Polevoy confirmed that the existing porch was made with stone tile.

The meeting was opened to the public with a motion from Ms. Cereijo, seconded by Mr. Maniscalco.

The phone number was provided to the public to call in with any questions or concerns regarding this application. The public was also advised that if they were participating via Zoom that they could raise their hand to ask a question or make a comment.

With no members of the public wishing to address the applicant or the board, the meeting was closed to the public with a motion by Mr. Maniscalco, seconded by Ms. Cereijo.

Mr. Maniscalco questioned the runoff from the roof.

Mr. Jacobs stated that the patio is impervious coverage.

Ms. Fendian stated that this was a beautiful addition to this home and that she supported this application.

Ms. Fendian made a motion to approve this application and this motion was seconded by Ms. Picinic. Ms. Cereijo did not hear the entire application and did not vote and Mr. Dhawan was recused on this application. On a roll call vote, all other board members present were in favor of the motion.

RESOLUTION OF APPROVAL

**Frank & Meline Belgiovine
7 Birchwood Drive**

**Block: 1701 Lot: 2.01
R 22.5 Zone**

Requesting variances for a new garage with associated driveway and an inground pool with associated patios and equipment. This would require three variances: 1) Building coverage from 16.14% to 18.36% where 15% is permitted, 2) Total coverage from 22.39% to 34.65% where 30% is permitted and 3) Front setback of 31.3' where 35' is permitted.

Chairwoman Malley made a motion to approve this resolution and this motion was seconded by Ms. Picinic. Mr. Maniscalco was not on the Board for this application and did not vote. On a roll call vote, all other board members present were in favor of the motion.

The meeting was adjourned on a motion from Ms. Picinic and seconded by Ms. Fendian, and carried by all.

Respectfully submitted,

Meg Smith