

Zoning Board of Appeals
Minutes of October 26, 2023 at 6:15PM
Zoning Administrator: Noreen Stockman
Present: Morse, Peterson, Potamis, Finneran, Duffy, Murphy, Petrucci
Absent:

Public Comment – none

RECEIVED
DEC 5, 2023 AM 10:31
TOWN CLERK

Review Draft Decision #061-20M ECO Land Development LLC, 0 Percival Road (lot 4), Teaticket – requesting the Board to review revised plans for the Comprehensive Permit pursuant to a mediation assented to by the parties during the Applicant’s HAC appeal – vote anticipated

Voting Members: Morse, Peterson, Murphy, Finneran, Duffy

The Board discussed and reviewed the draft decision for “0” Percival Road. The Board voted 5-0 to grant the Comprehensive Permit. The votes of the Board are as follows:

Duffy made a motion to approve Finding No’s 1 - 41 with amendments to No’s 8 & 20 as discussed. Peterson seconded the motion. Motion carried 5-0.
All in favor.

Duffy made a motion to approve Condition No’s G1 – G21 with amendments to G3, G4, G10, G12, G13 and the deletion of G14 as discussed; conditions were re-numbered due to the deletion of G14. Murphy seconded the motion. Motion carried 5-0.
All in favor.

Duffy made a motion to approve Condition No’s S1 – S16 with amendments to S8, S11 & S12 as discussed. Finneran seconded the motion. Motion carried 5-0.
All in favor.

Duffy made a motion to approve Condition No’s B1 – B8 with amendments to B3 as discussed. Murphy seconded the motion. Motion carried 5-0.
All in favor.

Duffy made a motion to approve Condition No’s C1 – C15 with an amendments to C5, C6, & C7 as discussed. Murphy seconded the motion. Motion carried 5-0.
All in favor.

Duffy made a motion to approve Condition No’s W1 – W14. Murphy seconded the motion. Motion carried 5-0.
All in favor.

Duffy made a motion to deny Condition No. W15. Murphy seconded the motion. Motion carried 4-1 with member Finneran in opposition.

Finneran made a motion to approve Condition No’s W16-W18 with amendments to W16. Duffy seconded the motion. Motion carried 5-0.
All in favor.

**Zoning Board of Appeals
Minutes of October 26, 2023 at 6:15PM
Zoning Administrator: Noreen Stockman
Present: Morse, Peterson, Potamis, Finneran, Duffy, Murphy, Petrucci
Absent:**

Duffy made a motion to grant the Comprehensive Permit for 12 single-family dwellings, with 3 affordable at "0" Percival Road, Teaticket. Finneran seconded the motion. Motion carried 5-0. All in favor.

Application #	Applicant Name:	Address:
061-201	ECO Land Dev.	0 Percival Road
Document (s) Submitted:	Date Submitted:	Submitted By:
Letter of request	3/22/23	Ⓢ
Revised plans	3/22/23	Ⓢ
Site review memo	}	}
Letter from JECally		
List of waivers		
Request ADUitus		
Request referrals	3/22/23	Ⓢ
Rec'd cen. ADUitus list	3/29/23	Ⓢ
Email opp. Scalla	5/3/23	Ⓢ
Email opp. Swain	5/4/23	Ⓢ
Letter opp. B. Wale	5/4/23	Ⓢ
Mullin Rule - SP	5/11/23	Ⓢ
Site distance assessment	5/17/23	Ⓢ
Site distance letter	}	}
Site distance plan		
Trip generation plan		
Letter - Support	5/23/23	Ⓢ
Peer Engineer Review	6/8/23	Ⓢ
Email - S. Minette	6/19/23	Ⓢ
Applicants response ^{needs minutes}	6/22/23	Ⓢ
Revised plans	7/20/23	Ⓢ
Variance Report	7/20/23	Ⓢ
Revised site plans	8/14/23	Ⓢ
Correspondance	8/18/23	Ⓢ

**Zoning Board of Appeals
Minutes of October 26, 2023 at 6:15PM
Zoning Administrator: Noreen Stockman
Present: Morse, Peterson, Potamis, Finneran, Duffy, Murphy, Petrucci
Absent:**

Open Meeting:

- 1) Vote Minutes: October 5, 2023 and October 19, 2023 - tabled
- 2) Board Discussion - none
- 3) Board Updates - none
- 4) Future Agenda Items - Board Workshop 9AM , Saturday, October 28, 2023

Meeting adjourned 7:55PM.

Respectfully Submitted,

Ashley E. DeMello, Office Assistant
Board of Appeals