



Town of Burlington

ZONING BOARD OF APPEALS

Minutes of the Regularly Scheduled Meeting of Tuesday, December 20, 2011.

APPROVED: _____

DATE: January 17, 2012

I.

A. Attendance, Call to Order:

Greg Szydlo called the regular meeting to order at 7:30PM. In attendance were Greg Szydlo, Chris Argiropoulos, Cheryl Byrne, Peter Perkins and Clayton Aiudi. David Elder, CAZEO. Allison Yudelson, recording secretary.

The entire proceedings were digitally recorded and are available in the Town Hall.

B. Act on Meeting Minutes:

MOTION Perkins, second Aiudi to approve the minutes from the November 15, 2011 regular meeting as submitted; unanimously approved

C. General Communications

1. Fax dated December 19, 2011 from Atty Perley Grimes regarding App 2011-494 & 2011-495.

II. Public Hearing(s)

A. Application 2011-494-Application to Appeal from Order Decision of the Zoning Enforcement Officer dated January 22, 2011 on property known as 278 Spielman Highway submitted by Linda Graham. Application withdrawn

B. Application 2011-495-Application for side and rear yard variance from Section III.D.2 of the Zoning Regulations of the Town of Burlington to allow three greenhouses on property known as 278 Spielman Highway submitted by Linda Graham. Application withdrawn

C. Application 2011-496-Application for variance from Section IV.3A of the Zoning Regulations of the Town of Burlington to allow garage to be 36 x44 feet in size on property known as 139 UConn Drive submitted by Dominic Spinelli.

MOTION Perkins, second Argiropoulos to close regular meeting and open the public hearing at 7:33pm;unanimously approved.

Seated:Szydlo, Perkins, Aiudi, Byrne for Sussdorff and Argiropoulos for Parente. Laura Magnano, representing the applicant, was present and addressed the Commission.

MOTION Perkins, second Byrne to close the regular meeting and reopen the regular meeting at 7:55pm;unanimously approved.

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Town of Burlington

MOTION Perkins, second Aiudi to approve Application 2011-496-Application for variance from Section IV.3.A of the Zoning Regulations to allow garage to be 36x44 feet in size on property known as 139 UConn Drive submitted by Dominic Spinelli. A variance increase of 4 feet to maximum dimensions of garage. For the stated hardship that the building has appropriate square footage and layout to accommodate the uses of the homeowner. The building specifically designed to accommodate solar panels, detention basins, conservation easement, location of septic system and because of these features want to keep to one building their requesting 4 feet to one building.

IN FAVOR, none. OPPOSED, Szydlo, Perkins, Byrne, Aiudi, Argiropoulos.
ABSTAINED, none. **Variance denied without prejudice.**

III. Unfinished Business

A. None

IV. New Business:

A. Budget 2012-2013

MOTION Perkins, second Byrne to approve 2012-2013 Budget of \$2600; unanimously approved.

MOTION Perkins, second Byrne to adjourn at 8:20PM. ALL IN FAVOR.