

SALISBURY ZONING BOARD OF APPEALS

REGULAR MEETING

SEPTEMBER 14, 2021 – 5:00PM (VIA ZOOM)

1. Call to Order/Seating of Members & Alternates

The meeting was called to order at 5:15pm. Present: Steve Victory, Stacie Weiner, Jeff Lloyd and David Maffucci (Alternate). Absent: Roxanne Belter and Michael Alderman. David Maffucci was appointed Voting Alternate for Roxanne Belter.

2. **Approval of Agenda. So Moved** by S. Victory, seconded by S. Weiner and unanimously **Approved.**

3. Minutes of August 10, 2021. (Tabled to later in the meeting)\*

4. **Public Hearing**

#2021-0135 / Marketplace of Salisbury (LaBonne's) / 22 Academy Street / Setback and Coverage Variance / Map 54 / Lot 25 / DOR: 06/08/2021 / Continue hearing from August 10, 2021

**Motion to Open Public Hearing** at 5:17pm. The Motion was made by S. Weiner, seconded by D. Maffucci and unanimously **Approved.**

Bob LaBonne gave an update on the revised site plan. He described a new location for the proposed new generator which would be 15' from the property line and in compliance with the 12' side setback; a variance will not be required for the generator. He is asking for a variance for a proposed new small storage room which would increase the maximum building coverage to approximately 29.4%, which is over the amount allowed by zoning regulations. He is asking that the variance be for 30% maximum building coverage. The Commission determined that a new application would be required for this new proposal, as it was not part of the original application. They further agreed to expedite the process, allowing for proper notifications to be made, and schedule a new Public Hearing on October 12, 2021, instead of waiting until the next meeting. No further discussion was required regarding the proposed new generator location or the proposed new cooler. A **Motion to Close the Public Hearing** at 5:25pm was made by S. Victory, seconded by S. Weiner and unanimously **Approved.**

\* Approval of the Minutes of August 10, 2021. **So Moved** by S. Victory, seconded by S. Weiner and unanimously **Approved.**

The next Regular Meeting of the ZBA is on Tuesday, October 12, 2021 at 5:00pm. The Public Hearing will begin after the Regular Meeting or at 5:30pm.

Adjournment. The Chairman adjourned the meeting at 5:27pm; approval was unanimous.