

SALISBURY ZONING BOARD OF APPEALS

SPECIAL MEETING

AUGUST 2, 2022 – 5:00PM (VIA ZOOM)

- 1) The meeting was called to order at 5:03pm.
- 2) Roll Call & Seating of Alternates. Present: Jeff Lloyd, Stacie Weiner, Roxanne Belter and Peter Menikoff (Alternate). M. E. Freeman arrived after the roll call. P. Menikoff was seated.
- 3) **Approval of the Minutes of July 5, 2022. So Moved** by M. E. Freeman, seconded by S. Weiner and unanimously **Approved**.
- 4) **Approval of the Minutes of July 12, 2022. So Moved** by M. E. Freeman, seconded by S. Weiner and unanimously **Approved**.
- 5) Public Comment – None
- 6) Report Regarding Engagement of Attorney to Represent ZBA.
M. E. Freeman reported that she and P. Menikoff had interviewed 2 Attorneys, Ken Slater of Halloran Sage and Steve Byrne of Byrne and Byrne LLC. They indicated that both Attorneys had great experience and credentials. M. E. Freeman and P. Menikoff agreed that their conversation with Ken Slater was impressive, they liked the municipal billing rate and that they can offer training sessions. They recommend that Atty. Ken Slater be engaged to represent them, when they have future needs. P. Menikoff explained that there would be no expense incurred to have Atty. Slater “on-call”. He noted that the “engagement letter” would be between Atty. Slater and the Town of Salisbury. A **Motion to Recommend Attorney Ken Slater, Halloran Sage, to be Engaged by the Town of Salisbury to Represent the Zoning Board of Appeals**, was made by S. Weiner, seconded by R. Belter and unanimously **Approved**.

Public Hearing – Opened at 5:15pm. (The order of the Hearings was reversed)

- 7) ZBA #2022-0188 / Block / 4 Main Street / Request for Variance from 300.3 & 304.1 to Demolish a Nonconforming Addition and Rebuild New in a More Conforming Location / Map 54 / Lot 15 / S. Weiner read the Legal Notice, as it appeared in the Lakeville Journal. Janet Block, owner, described the proposed addition and the slight reduction in square footage, when rebuilt. She described how the yard setbacks would also change slightly. There was a lengthy discussion with many questions, including about some elements of the proposed design not contained in the application. The Commission was not able to reach a decision and wanted additional information about the application; J. Lloyd will be in contact with Abby Conroy. J. Lloyd asked

that the application be Tabled to the next meeting, September 13, 2022. **The Public Hearing for ZBA Application #2022-0188 will be Continued on September 13, 2022.**

Public Hearing – Opened at 5:46pm.

- 8) ZBA #2022-0191 / DiGiacomo / 475 Lime Rock Road / Request for Variance from 300.3 & 304.1 to Rebuild Home Destroyed by Fire in a More Conforming Location / Map 26 / Lot 1 / S. Weiner read the Legal Notice, as it appeared in the Lakeville Journal. Laura Carpentier, Architect, and Dean DiGiacomo, Applicant, described the plan to re-build the house. Mr. DiGiacomo indicated that the house would be built in the same spot, as it has to conform to the existing water and septic. J. Lloyd characterized the proposed new wraparound porch as not extending past the original footprint of the old house and porch; Ms. Carpentier responded, correct. J. Lloyd noted the slight changes to the front and side yard setbacks; the encroachment on Rte. 112 would be slightly reduced. R. Belter asked for clarification on the use of the same footprint and the hardship. There were no further questions or comments. Motion to Close the Public Hearing on ZBA #2022-0191 at 6:01pm, was made by S. Weiner, seconded by R. Belter and unanimously Approved. The Members discussed the application as being reasonable, the wraparound porch as making the change less obvious, the best use and outcome without infringements and the hardship test being met and obvious. **A Motion to Grant Relief from 304.1 and 300.3 of the Zoning Regulations to ZBA Application #2022-0191**, was made by S. Weiner, seconded by R. Belter and unanimously **Approved**.

Adjournment. So Moved by P. Menikoff, seconded by M. E. Freeman and unanimously **Approved**. The meeting adjourned at 6:04pm.