

## **AVON-BY-THE-SEA PLANNING BOARD MINUTES JULY 12, 2018**

**A REGULAR MEETING OF THE AVON-BY-THE SEA PLANNING BOARD** was held on the above date at the Avon Elementary School, Fifth Avenue, Avon.

**PRESENT:** Michael Davey, Vice Chair Teresa Egan, Vincent Ernst, Marie Kenny, Mayor John Magrini, Commissioner Robert Mahon, Chair Richard Maloney, Steve Mazouat, Frank McGovern, John Ryan, Cal Talmage, Board Attorney Mark Kitrick, Board Engineer Charles Rooney

**ABSENT:** Sandra McLaughlin, Joseph Oldakowski

Chair Richard Maloney opens the meeting at 7pm and reads the Public Statement in compliance with the Open Public Meetings Law. Mr. Maloney leads the Pledge of Allegiance to the Flag.

**MOTION** by Maloney second by Commissioner Mahon to approve the June 14, 2018 meeting Minutes as written.

### **THE VOTE:**

**AYE:** Davey, Egan, Ernst, Kenny, Mahon, Maloney, Mazouat, Ryan, Talmage

**ABSTAIN:** Mayor Magrini

### **MOTION PASSED**

First to be heard is Donna Miller, AICP/PP from T&M Associates. Ms. Miller goes through report and addresses the recommendations. Ms. Miller testified in support of the adoption of the Master Plan Re-Examination Report dated June 18, 2018.

Discussions among board members occurred. Board members were in agreement with the recommendation that the preparation of a comprehensive Master Plan is not required at this time.

**MOTION** by Egan second by Ryan to adopt the Master Plan Re-Examination Report.

### **THE VOTE:**

**AYE :** Davey, Egan, Ernst, Kenny, Maloney, Mazouat, McGovern, Ryan, Talmage

**NO :** 0

**MOTION** by Egan second by Maloney the Master Plan Report Resolution be written by Mr. Kitrick.

**THE VOTE :**

**AYE :** Davey, Egan, Ernst, Kenny, Maloney, Mazouat, McGovern, Ryan, Talmage

**MOTION PASSED**

Next on the agenda is a new application. Applicant Brenda Connolly of 218 Marine Place, Block 39 Lot 4.02. The application calls for an addition to an existing 2-story residence on a nonconforming lot. The property is located in the Mixed Office/ Residential Zone. Single family residences are not permitted in this Zone as such the applicant requires a USE & BULK variances . The property is nonconforming in lot size.

Representing the applicant are Architect Tom Petersen and attorney Greg Vella. Board attorney Mark Kitrick swears in Ms. Connolly, Mr. Petersen & Mr. Vella.

Mr. Petersen submits into evidence **A1 – Aerial photo of neighborhood, A2 – 8 photos of property, A3 – average set backs.**

Mr. Petersen describes the application and plans to the board and public. Mr. Petersen goes over Charlie Rooney's review letter dated March 20, 2018.

Question from the public.

Mr. Dave Larkin of 220 Marine Place is sworn in. Mr. Larkin states that he was not Noticed. The 200' Notices show that a Notice had been sent to Mr. Larkin. Mr. Larkin states that he had looked at the proposed plans in Ms. Connolly's office. He questions the proposed height of the house to be 35'.

Ms. Margaret Kelly of 205 Marine Place is sworn in. Ms. Kelly states that she was in receipt of a Notice of Connolly hearing. She is in support of the project.

Members of the board Egan, Ryan, Mazouat, Talmage, all voice concerns with the height.

Attorney Greg Vella asks for a recess.

When the applicant and representatives return Mr. Petersen presents 3 revisions. First eliminating the proposed rear deck. Second changing the west side yard setback to 5' to accommodate emergency services. Third they will reduce height to 31'10" a reduction of 3".

**MOTION** by Egan second by Ernst to approve the application with revisions.

**THE VOTE :**

**AYE** : Davey, Egan, Ernst, Kenny, Maloney, Mazouat, McGovern, Ryan, Talmage

**NO** : 0

**MOTION PASSED.**

Last to be heard is a new application to construct a new 5' x 4' covered exterior shower addition to the detached garage. Applicants are Mary Beth and Christian Meyer- 225 Norwood Avenue, Block 17 Lot 3.

Board member Marie Kenney has been noticed and is recused.

Architect Tom Petersen, Mary Beth Meyers, Christian Meyers, board engineer Charles Rooney are sworn in by board attorney Mark Kitrick.

Mr. Petersen enters into exhibits A1- two photos on sheet of rear shower, A2 – photo of a similar shower as the one proposed.

Mr. Petersen explains that the applicants are now over their coverage and describes variances needed.

Mr. Petersen goes over Mr. Rooney's review letter dated April 11, 2018.

No questions or comments from the public.

Discussion with board members and applicant as to the increase in coverage.

**MOTION** by Maloney second by Ryan to approve the application.

**THE VOTE :**

**AYE** : Davey, Egan, Ernst, Maloney, Mazouat, McGovern, Ryan, Talmage

**NO** : 0

**ABSTAIN** : Kenny

**MOTION PASSED.**

Minutes approves at the August 9, 2018 meeting.

**MOTION** by Ernst second by Ryan to approve the July 12, 2018 meeting minutes as written.

**THE VOTE :**

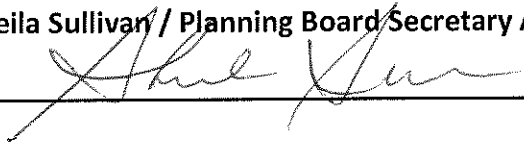
**AYE** : Egan, Ernst, Kenny, Mazouat, McGovern, McLaughlin, Ryan, McLaughlin, Ryan, Talmage

NO : 0

Abstain : Oldakowski

MOTION PASSED.

Sheila Sullivan / Planning Board Secretary Avon-By-The-Sea



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