

## Minutes of the Avon Planning Board meeting- June 11, 2009

The meeting was opened by Chairperson Richard Maloney.

### Attendance

Present-Davey, Egan, Ernst, Kenny, McLaughlin, Placitella, Ryan, Maloney

Present (for Caucus) Comm. Mahon, Comm. McGovern

Absent-O'Malley, Talmage

Chairman Maloney announced that the hearing for Ray of 509 Marine Place is carried to the Meeting of July 9, 2009.

Chairman Maloney announced that the hearing for JLM of 707 Main Street is carried to the Meeting of July 9, 2009.

The first hearing for this meeting is for John Koroluk, 422 Sylvania Ave. to continue work on the inside of the rear cottage as outlined in the letter submitted on May 5, 2009.

Mr. Koroluk was sworn in by Attorney Rubino.

In his presentation Mr. Koroluk testified that the heat in the rear cottage is not new, but is a new gas furnace to replace the furnace that was in the rear house. They have actually reduced the bed rooms from three to two. This will allow for a larger room that will contain the kitchen and dining area. In answer to a question on Parking Mr. Koroluk indicated they have not decreased the current parking spaces as they have had no off street parking as long as the house has been in the family which is about 40 years.

Resolution by Maloney, second by Ryan, that the applicant does not need a variance for the requested work on the rear cottage as it is a modernization of the interior of the existing house.

Vote on the motion-

Yes- -Davey, Egan, Ernst, Kenny, Placitella, Ryan, Maloney

No- None

The second hearing was a continuation of the hearing from the April 2, 2009 meeting, for Thomas & Nancy Kenny of 27 Poole Ave.

A revised Site Plan submitted was marked as A-4.

A revised Architectural Plan submitted was marked as A-5.

In reviewing the revised plans Engineer Surmonte explained:

1. the building lot coverage has been reduced from 42.7% to 34.8%.
2. the impervious coverage has been reduced from 59.6% to 47.9%.
3. the mechanical room and electric room will be above the flood plain.

As the board discussed this application it was determined that this application will not require any new variances. It will require the following variances which currently exist.

1. variance for the rear set back and front yard set back
2. use variance
3. variance for the under size lot.

The report by Engineer Rooney dated June 10, 2009 outlines other changes that will be completed in the revised plans. This includes removing the outside concrete patio located on the east end of the property, and replacing it with a smaller slate sidewalk from Poole Ave to the entrance of the residence. Also, the second floor porch originally proposed for the addition has been eliminated This will be replaced by a bridge from the addition to the existing building.

After a discussion of the application by board members and the applicants experts the following resolution was made by Maloney.

Motion by Maloney, second by Egan, that the application be approved:

1. On the condition that the building department issue no permits until approval has been received from the (DEP) Department of Environmental Protection.
2. Approval is granted as submitted in the revised plans dated June 11, 2009 and revised engineered plans of May 27, 2009.
3. That the following existing variances be granted, a variance for the rear set back, front yard set back, a use variance, and a variance for the under size lot.
4. The Applicant will remove the outside concrete patio located on the east end of the property, and replacing it with a smaller slate sidewalk from Poole Ave to the entrance of the residence.
5. The second floor porch originally proposed for the addition will be replaced by a bridge from the addition to the existing building.

Vote on the motion-

Yes- -Davey, Egan, Ernst, Kenny, Placitella, Ryan, Maloney

No- None

The resolution dated May 14, 2009 for Jeffrey Quirk of Riverside Ave was approved.

Vote on the motion-

Yes- -Davey, Egan, Ernst, Kenny, Ryan, Maloney

Abstained --Placitella

No- None