

Minutes of the Avon Planning Board—November 12, 2009

Attendance---Present- Davey, Ernst, Kenny, McLaughlin, Placitella, Maloney  
Absent- Egan, Mahon, McGovern, O'Malley, Ryan, Talmage, Brautigam (PB Sec.)  
Also Present- Rooney (PB Engineer) - Rubino- (PB Attorney), Hopkinson (Acting PB Sec.)

The only hearing scheduled for this meeting was the application for Tom and Suzan Hall of 118 4<sup>th</sup> Ave.

Attorney Rubino informed the Halls that the variance they are seeking will need five (5) affirmative votes for approval of the D variance for the height. The side yard variance is a C variance and only needs a majority of the voting members. The Halls decided to go with the plans as presented and both a D and the C variances that are required.

Attorney Rubino swore in Mr. and Ms. Hall and Architect Tom Petersen. The plans were marked as Exhibit A1, the Site Plan was marked as A2, and the aerial photo was marked as A3.

Mr. Hall summarized the plans indicating the house is a two story small house of 1,300 sq. feet. The house has one bath, a kitchen, and they want to add an area for dining. The house is on an undersized lot. The addition will be in line with the rest of the house. It has an existing front porch along 4<sup>th</sup> Ave. that will remain.

Tom Petersen the architect indicated the application will require the following variances. A variance for the existing side yard set back to the south of 4.1 feet where 5 feet is required, a variance for the lot area of 4000 sq. feet where 7000 sq. feet is required, a variance for the lot width of 40 feet where 50 is required, a variance for the height of 32 feet as 28 feet is allowed, and a variance for lot coverage of 39.8% where 35% is allowed. He also indicated the height of the house will be in will be in line with the other houses and the area above the second floor is to be used for storage.

After some discussion the applicant agreed to take 1.6 feet off the rear addition to reduce the lot coverage to 38.3%

Engineer Rooney reviewed his report. In the discussion that followed it was agreed the applicant will present the following to Mr. Rooney, four (4) copies of a signed and sealed copy of the site plan, details of the concrete driveway if one is to be installed, information on the plans for water run off, and information for the possible need of a sump pump.

When the meeting was opened to the public no one spoke on this application.

After board members asked questions of the applicant and proposed changes that were agreed to by the applicant the following motion was made by Maloney with a second by Ernst

The application is approved with the following changes and and/or variances.

1. The pre-existing under size lot is allowed.
2. Continuation of the side yard set back of 4.1 is allowed.
3. A height variance of 32 feet is allowed.
4. The lot coverage will be reduced to 38.3%.
5. The rear yard set back between the buildings will be set at 24 feet.

6. An existing front yard set back will be continued on McKinley Ave.
7. That the applicant will provide the following to Engineer Rooney for approval:
  - A. Four (4) sealed and signed copies of the site plan.
  - B. Details of any concrete driveway if one is to be installed.
  - C. Four (4) copies on the plans for the water run off.
  - D. Four (4) copies of any plans for the possible need and installation of a sump pump.

Vote on the motion for the application of Mr. & Ms. Hall..

Yes-Davey, Ernst, McLaughlin, Placitella, Maloney

No- Kenny

The resolution was approved

Also, the resolution for Stan and Joyce Wanat on the plans approved at the October 8, 2009 meeting were approved.

Yes-Ernst, Placitella, Maloney

No- None