

Minutes of the Avon Planning Board—October 8, 2009

President Rich Maloney opened the meeting

Attendance- Present- Egan, Ernst, Mahon, Placitella, Ryan, Talmage, Maloney

Absent-Davey, Kenny, McLaughlin, McGovern, O'Malley,

Also Present- Attorney Geoffrey Cramer, PB Sec. Brautigan

The first application will be carried to the November 12 meeting as only 4 members could vote on this application and it would require 5 votes for approval. Ryan was noticed and Egan was abstaining on this application. This left only four members to vote on the Hall application.

Mr. Maloney explained to Mr. Wanat that only five members were eligible to vote on his application and we could carry it to November when additional members would be present. Mr. Wanat decided to proceed with the hearing.

Board Attorney Cramer swore in Stan Wanat, Joyce Wanat, and the Architect Ed Starkey.

Attorney McGill outlined the application and the variances being requested by the applicants. He indicated this application was similar to the application previously approved by the board prior to the appeal by the neighbors. In addition, in this application Mr. Wanat was asking for less than what had been previously approved.

Mr. Wanat reviewed the reason for the addition indicating he has two married children and two grand children who visit. The addition would provide sleeping space and an area where they could eat as a family. He provided 7 pictures that were labeled A1 to A7. Architect Starkey reviewed the plans of September 25, 2009 and compared them to the original plans submitted in July of 2009. The height would be less than 28 feet, the Building Lot Coverage would be at 38.7%. He stated the house was designed to keep the height at a reasonable level and there is no change to the front of the house.

After some discussion the board agreed to the following. The basement will be approved by Engineer Rooney. The applicant will provide to Engineer Rooney for his approval all plans for any floor drains, and how the ground water conditions will be handled.

Two neighbors, Ms. Susan Cousin and Ms. Theresa Cousin, represented by their attorney directed questions to the architect and Mr. Wanat.

During the public part of the meeting Janet Kreeger of Washington Ave. and William Hopkinson of Garfield Ave. spoke in favor of the application being approved.

Motion by Egan, second by Ernst that the application for Mr. & Ms. Wanat be approved with the following conditions

The board will grant the following:

1. A rear variance of 18 feet as 25 feet is required.
2. A variance for lot coverage of 38%.
3. Impervious coverage of 50.2%
4. A variance for the lot area and the lot width that are currently pre-existing.
5. Side yard variances and a front yard set back which are currently pre-existing.
6. Engineer Rooney will approve the basement height.
7. The applicant will provide to Engineer Rooney, for approval, plans for any floor drains, and how all other ground water conditions will be handled.
8. The applicant will provide an as built survey to Engineer Rooney and the building department.

Vote on the motion

Yes- Egan, Ernst, Placitella, Maloney

No- Talmage,

The motion is approved.