

Present: Anderson, Waterbury, Canonico, Murphy, Schuster  
Kennedy (attorney)  
Cranmer (Planner/Engineer)  
Absent: Fisher, Daly, Schwartz, Ventre

Vice Chairman Anderson called the meeting to order @ 7:30 pm

Salute to the flag, roll call, open public statement read

**Minutes:**

A motion was made by Mr. Murphy, seconded by Ms. Canonico to adopt the minutes of the June 4, 2014 as submitted. All approved.

**Correspondence:**

- Notice of Zoning Board participating in Community Day, board members agreed that the board will not be participating and will be forwarded to Clerks Office.

**PB Rep Report:**

- Master Plan meeting – 6:00 pm prior to the regular Planning Board meetings on the 3<sup>rd</sup> Wednesday of the month – all are welcome.  
Committee hopes to have the Draft – Master Plan to Planning Board for review, at the September Planning Board meeting for comments & public hearing.

**Unfinished Business: none**

**New Business:**

**Ms. Gloria Fernandes:**

180 Patterson Ave  
Bl: 3, Lot: 2

Bulk variance front yard set back

Mr. Kennedy announced that he reviewed the notice and finds it adequate and the board has jurisdiction to hear this matter.

Mr. Kennedy marked the following into evidence:

- A-1:** Application for Hearing, dated 6/18/2014
- A-2:** Survey, prepared by ABH Engineering & Surveying dated 12/13/2010
- A-3:** Photo of property, dated 3/18/2012
- A-4:** Zoning Denial, dated 5/20/2014

Ms. Gloria Fernandes, 180 Patterson Ave, was sworn  
Ms. Kelly Fernandes, 180 Patterson Ave, was sworn.

Ms. Fernandes testified that she has been the owner of the single family home located at 180 Patterson Ave since 2010. She testified that there is an existing 3' x 5' porch and she is seeking permission to construct a covered roof of 6' x 5' with a 2' overhang. The porch will not be enclosed they are proposing to have 2 columns on each side. She feels that the roof would protect her from inclement weather during rain or snow.

Ms. Fernandes testified that they currently have a permit for the new roof that was put on but didn't realize that the covered roof would need to have a permit, this was an "add on" after they started the roof.

Ms. Waterbury explained that she is here for the "over hang" that is extending into the front yard. Ms. Waterbury referred to Mr. Cranmer's review letter, item #4 expansion of a non- conforming structure, which would also have to be addressed along with the front yard setback. Ms. Waterbury feels that the extra 2' extension should not be an impact to the area, it will provide a better use for the porch.

Mr. Anderson asked if the roof will be matching the new roof? Ms. Fernandes said yes.

All board members agreed that it would be a welcome addition to the home and neighborhood.

A motion was made by Ms. Canonico, seconded by Ms. Waterbury to open the meeting to the public. All approved.

No public.

A motion was made by Mr. Anderson, seconded by Ms. Canonico to close the meeting to the public. All approved.

**Approval:**

A motion was made by Ms. Waterbury, seconded by Ms. Canonico to approve the application of Ms. Gloria Fernandes for the expansion of a non - conforming structure, and the minimum front yard setback of 30'.3 where 50' is required.

Roll Call:

Affirmative: Anderson, Waterbury, Canonico, Murphy, Schuster

Negative: None

**Adoption of Resolution:**

**Mr. Kennedy read the resolution into the record.**

A motion was made by Ms. Canonico, seconded by Ms. Waterbury to adopt the resolution of approval for Ms. Gloria Fernandes as submitted, with conditions

Roll Call:

Affirmative; Anderson, Waterbury, Canonico, Murphy, Schuster

Negative: None

A motion was made by Ms. Waterbury, seconded by Ms. Canonico to adjourn the meeting at 9:00 pm. All approved