

# Minutes of Regular Meeting May 17, 2022

Mr. Oliveri explained the application to the Board. The application is to build a deck and tear down the current garage and build a larger one.

Exhibit A1 – Survey dated 5/17/22

Exhibit A2 – Picture of a garage on another property in town.

The case was opened to the public within 200' in favor. No one appeared.

The case was opened to the public outside 200' in favor. No one appeared.

The case was opened to the public outside 200' opposed. No one appeared.

The case was opened to the public within 200' opposed. No one appeared.

Mr. Frontera motioned to approve the application. Seconded by Mr. Alberque.

Roll Call: Cathcart, Alberque, Frontera, Orth, Gandolfo, Garofalow, Velez.

Mr. Alampi explained to Mr. Oliveri that there are two additional variances which he needed and there would be an addition cost of \$90 each for a total of \$180.00. Mr. Oliveri will bring a check into Ms. Orovitz.

Case #1581

36-46 Mt. Vernon Street

Block 64/Lots 20, 21, 22 & 23

Continuation of hearing from April 19<sup>th</sup> meeting.

Mr. Alampi stated the application has yet to be presented to the Historic Preservation Commission and because of that the application will be limited to the Engineering testimony since any other testimony may trigger other required variances after the HPC review. At the end of the Engineering testimony, the application will be suspended until the HPC review. Mr. Asadurian agreed to have an application submitted to the HPC and attend their next meeting which is scheduled for Thursday, May 19<sup>th</sup>.

Mr. Matthew Clark, Engineer, MCB Engineering Associates, was sworn in and presented his qualifications. Mr. Cathcart accepted Mr. Clark as an expert witness.

Exhibit A9 51722– Engineering Site Plan and related documents dated 2/22/22

Exhibit A10 51722 – Lakeland Survey dated 3/2/21

Mr. Mike Kelly, Boswell Engineering reviewed his report with Mr. Clark for the Board.

Meeting was opened to the public for questions to the Engineer only.

Bryant Moriarty, 35 Fourth Street.

End of Engineering testimony.

Mr. Matthew Seckler, Traffic Engineer, Stonefield Engineering, was sworn in and presented his qualifications. Mr. Cathcart accepted Mr. Seckler as an expert witness.

Exhibit A11 51722 – Site Distance Map dated 8/18/21.

Meeting was opened to the public for questions to the Traffic Engineer only.

Ann Herb Schreiber, 16 Summit Street.

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Mr. Alampi stated the landscaping plan should be held off because of the pending review with the HPC.

Application will be carried to the June 21, 2022 meeting. Mr. Asadurian will send a letter extending the tolling period to the end of July.

Old Business:

Mr. Ochab's Report

Master Plan/Land Use Plan has been adopted as of April 4, 2022 by the Planning Board.  
Review of the 2022 Zoning Plan.

**(Note: Please refer to the Transcription of the May 17, 2022 meeting for the rest of the minutes.)**

Respectfully submitted,  
Francine Orovitz

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