

## Zoning Board of Appeals Minutes

June 13, 2023

Members present: Timothy McGinn, Robert Latini, Walter Ryan, Chris O'Donnell, Alan Roseberry

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The meeting opened at 7:30 p.m. by Tim McGinn and the opening petition was read by Chris O'Donnell.

- **Special Permit/Variance**
  - 7 Fairview Street- Greg Mellody
  - Continuation from May 9, 2023
- The applicant is seeking a Special Permit/Variance under sections 9300 and 3400 of the Clinton Zoning By-Laws for an in-law apartment and to build a deck for a second means of egress.
- Applicant is awaiting to buy the back property located at 7R Fairview Street, in which case if successful, would not need to apply for a Variance as he would own the property.
- Applicant was advised to look up sections 3430 and 3650 of the Zoning By-Laws and to bring in a design of the proposed deck to be built at the July 11 meeting.
- Should the property of 7R Fairview Street be obtained by applicant, the Board states the applicant will only need to file for a Special Permit.
- A motion to continue to the July 11<sup>th</sup> meeting was made by Robert Latini and seconded by Walter Ryan. Vote: all in favor (5-0).

**Public Comments:** none

### Informal

- **Rebecca Zeng**
  - 119 Chestnut Street
- Rebecca brought in a parking plan showcasing 11 proposed parking spots which was advised by the Planning Board on June 6, 2023.
- The property at 119 Chestnut Street is currently categorized as an R2 commercial property, and on June 30<sup>th</sup> will revert back to an R1 residential property due to a two-year period of non-use.
- Rebecca sought out advice from the Zoning Board as to how to go about keeping the building as a commercial property, and was advised to file a Variance from the ZBA and the Board noted section 3660 of the Zoning By-Laws.
- Rebecca was advised that if she plans to file a Variance, the legal process must be followed, including a public hearing and notice to abutters.

A motion to approve the minutes from the May 9<sup>th</sup>, 2023 meeting was made first by Chris O'Donnell and seconded by Robert Latini. Vote: all in favor (5-0).

The meeting adjourned at 8:33 p.m.