

TOWN OF PARMA
ZONING BOARD OF APPEALS
July 19, 2023

Members Present: Dan Melville, Veronica Robillard, Stephen Shelley, Spencer Wren, Ann Williams

Others Present: Arthur Fritz, Jack Barton, Alternate
Maureen Werner, Town Attorney

Public Present: Kris Shultz

The meeting was called to Order by Chairperson Robillard at 7:00 p.m. Chairperson Robillard explained the function and decision-making process of the Zoning Board of Appeals. This is a five-member board with five members present. A quorum of three is required to pass a motion.

MINUTES OF JUNE 21, 2023

1. Review Minutes from the June 21, 2023, Zoning Board Meeting

The ZBOA minutes of June 21, 2023, were reviewed. A **Motion** was made by Ann Williams to **approve** the June 21, 2023, minutes as corrected.

Seconded by Spencer Wren

Motion carried to approved (5-0)

Ayes: Dan Melville, Veronica Robillard, Stephen Shelley, Spencer Wren, Ann Williams

NEW BUSINESS

2. LORRIC DEVELOPMENT CORP/BUTTERNUT HILL SUBDIVISION, OWNER, 179 PINE HILL ROAD

The applicant is requesting relief from Town Zoning Article XVIII, subsection 165-33, (E) (1) (Schedule 1) to allow a proposed Subdivision (lot 1) to have a front set back from the proposed entrance road of 40.3 feet and a front lot width from Pine Hill Road of 91.58 feet and a rear with of 96.89 feet. Town Code requires a front setback from public access roads and streets be 60 feet, and the lot width of 100 feet. The property is zoned Medium Density (MD).

Board Discussion: Arthur Fritz reported notifications are not in order. Kris Shultz, on behalf of the owner, said they were mailed on time, but he forgot to bring proof to the meeting tonight. Discussion with the Board and Maureen Werner, Esq. was that this would need to be tabled so the Town can verify that notifications were mailed and timely.

A motion was made by Dan Melville to **table** the application of Loric Development Corp/Butternut Hill Subdivision, owner, 179 Pine Hill Road requesting relief from Town Zoning Article XVIII, subsection 165-33, (E) (1) (Schedule 1) to allow a proposed Subdivision (lot 1) to have a front set back from the proposed entrance road of 40.3 feet and a front lot width from Pine Hill Road of 91.58 feet and a rear with of 96.89 feet. Town Code requires a front setback from public access roads and streets be 60 feet, and the lot width of 100 feet. The property is zoned Medium Density (MD). This agenda items will be tabled to the August 2023 Zoning Board of

Appeals meeting to permit the Building Department to review and verify that notifications are in order and were completed in a timely fashion.

Seconded by Stephen Shelley

Motion carried to approved (5-0)

Ayes: Dan Melville, Veronica Robillard, Stephen Shelley, Spencer Wren, Ann Williams

OTHER BUSINESS

Mico Transmission – Art Fritz gave an update about Mico Transmission. The Building Department is working to bring that property back into compliance; the South end of the building is posted as Not to be Occupied by the Town until inspections can be completed.

ADJOURNMENT

There being no further business, a **Motion** was made by Dan Melville to adjourn the meeting at 7:25 p.m.

Seconded by Ann Williams

Motion carried to approved (5-0)

Ayes: Dan Melville, Veronica Robillard, Stephen Shelley, Spencer Wren, Ann Williams

Respectfully submitted,

Carrie Fracassi
Recording Secretary