

**Rochester Zoning Board of Appeals
Business Meeting Minutes
Hybrid Meeting
August 12, 2021**

Board Members Present: David Arancio, Kirby Gilmore, Thomas Flynn, Donald Spirlet

7:07 p.m. Called Meeting to Order

Minutes:

- A motion to approve the Business Meeting Minutes of July 22, 2021 was made by Mr. Spirlet and seconded by Mr. Flynn. Mr. Gilmore abstained. Motion passed 3-0.
- A motion to approve the Public Hearing #1166 Minutes of July 22, 2021 was made by Mr. Spirlet and seconded by Mr. Flynn. Mr. Gilmore abstained. Motion passed 3-0.

New Business:

- *Upcoming Meeting Attendance*
The Board discussed upcoming meeting attendance for August 26, 2021.
- Mr. Arancio noted that some Boards are conducting meeting only via Zoom. He will report to the Board when he has additional information.

Correspondence:

- An email was received from Bill Madden of G.A.F. Engineering, Inc. requesting a continuation of Appeal #1166, Mark & Ashley Briggs for property located on 0 New Bedford Road until August 26, 2021.

A motion to adjourn business meeting and recess until 7:15 p.m. was made by Mr. Spirlet and seconded by Mr. Flynn. Motion passed 4-0.

**Rochester Zoning Board of Appeals
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August 12, 2021**

Board Members Present: David Arancio, Richard Cutler, Kirby Gilmore, Thomas Flynn, Donald Spirlet

7:15 p.m.

#1167

Mark Woodward, Jr. for property located at 519 County Road, identified on Assessor's Map 17, Lot 20, who is seeking a Variance for the construction of a garage exceeding 1,000 square feet under Chapter 20.40, Section E.2.(7) of the Rochester Zoning By-Laws.

Applicant Mark Woodward, Jr. was present.

A motion to waive the reading of the abutter's list, as no abutters were present, was made by Mr. Cutler and seconded by Mr. Gilmore. Motion passed 5-0.

Discussion:

Mr. Arancio read the application and project narrative aloud. He also read correspondence from the Rochester Historical Commission dated July 26, 2021 stating that they don't think there is any historical value, therefore, a large building has no detriment.

Mr. Woodward explained to the Board that he needs storage for a bike, tools, etc. that he has been keeping at work and at a friend's house, as his only storage on his property is not adequate and not secure.

The plan was reviewed and determined that the accessory structure appears to be proposed in the front yard area. Mr. Woodward agreed to move it back and revise the plan before the next meeting.

Mr. Arancio and Mr. Flynn told Mr. Woodward to be prepared to address why he can't attach the garage to the house. They also suggested that Mr. Woodward review the by-law before the next meeting and be ready to address the conditions to be granted a Variance.

Motion

A motion to continue the public hearing until August 26, 2021 was made by Mr. Gilmore and seconded by Mr. Cutler. Motion passed 5-0.

A motion to adjourn at 7:32 p.m. was made by Mr. Gilmore and seconded by Mr. Cutler. Motion passed 5-0.


Patrice Braz, Board Administrator


David Arancio, Chairman