

BERLIN ZONING BOARD OF APPEALS MEETING ADMINISTRATIVE MINUTES

MEETING DATE/LOCATION: Wednesday, November 23, 2020, via Zoom Webinar 818 480 14323

TOWN OFFICIALS (& OTHERS) PRESENT:

MEMBERS SITTING/PRESENT:

R/A		Capes of Berlin	
R	Lynn Ryan, Chair	S	
R	Dennis Bartlett	S	
R	Pat Jackson	S	
R	Jim Royer	S	
R	Ginny Zukatynski	S	
A	Sue Roberts	P	
A	Keith Soucy	P	

Regular/Associate

Sitting/Present/Absent

Mark Rhodes, Seth Donohoe, Attorney Paul Haverty, Dennis Minnich, Peter Wheeler

Chairman Ryan opened the meeting at 7:13pm with a roll call of Board members in attendance (Ryan, Royer, Bartlett, Jackson, Zukatynski, Robert, Soucy).

The Board discussed availability for meeting in December. The consensus of the Board was to keep with the regularly scheduled monthly meeting of December 9, however, with a start time of 5:30pm to accommodate Town Counsel.

The Capes of Berlin – substantial modification to a comprehensive permit

A motion was made by Board Member Royer to open the hearing. The motion was seconded by Board Member Bartlett, and the motion passed by roll call vote (Ryan, Royer, Bartlett, Jackson, Zukatynski). The hearing was opened at 7:16pm.

A motion was made by Board Member Royer to continue the public hearing for a substantial change to a comprehensive permit in accordance with Chapter 53 of the Acts of 2020, Section 17 until Wednesday, December 9, 2020 at 6:00pm via Zoom virtual meeting. The motion was seconded by Board Member Bartlett, and the motion passed 5-0 by roll call vote (Ryan, Royer, Bartlett, Jackson, Zukatynski).

Abutter Minnich expressed his appreciation to the Board for their efforts in trying to make public any documents to be presented/discussed at the hearing in December.

Administrative

Chairman Ryan asked the Board if they had reviewed Chapter 201 of the Acts of 2020 as well as the draft Notice of Resumption of Public Hearings. Minor edits to the Notice were recommended. Land Use Boards Clerk, Liane Leahy, to make revisions before submitting to the Town Clerk and posting on the ZBA page of the Town website.

Chairman Ryan informed the Board an application for a special permit for an in-law apartment at 157 Lyman Road was received, and a public hearing will be held on January 13, 2021 at 7:30pm.

Chairman Ryan informed the Board that re-appointments recommended to the Board of Selectmen were on their agenda for tonight. Chairman Ryan stressed to Board Members Royer and Zukatynski, as well as Associate Member Roberts, to get sworn in by the Town Clerk prior to the Board's December 9, 2020, meeting in order to have a quorum.

A motion was made by Board Member Jackson to approve meeting minutes of November 12, 2020, as written. The motion was seconded by Board Member Bartlett, and the motion passed 7-0 by roll call vote (Ryan, Royer, Bartlett, Jackson, Zukatynski, Roberts, Soucy).

A motion was made by Associate Board Member Soucy to adjourn the meeting. The motion was seconded by Board Member Bartlett, and the motion passed 7-0 by roll call vote (Ryan, Royer, Bartlett, Jackson, Zukatynski, Roberts, Soucy). The meeting was adjourned at 7:48pm.

Respectfully submitted by: _____

Liane Leahy, Clerk for Berlin Zoning Board of Appeals