

TOWN OF GLOCESTER
TOWN HALL
1145 Putnam Pike
ZONING BOARD OF REVIEW
THURSDAY, JULY 27, 2023
7:00 P.M.

The Gloucester Town Hall is accessible to people with disabilities. Individuals requiring interpreter services for the hearing impaired, must notify the Town Clerk at (401) 568-6206, not less than 48 hours in advance of the meeting date. Hearing devices are available without notice. TDD 568-1422

A G E N D A

- I. Call to Order
- II. Roll Call
- III. New Business
 - A. **Alecia Baran, applicant & owner**, property located at 16 Waterman Lake Drive, further described as Recorded Plat WL, Lot 460 in an A-3 (agricultural) zone. Applicant/Owner seeks a Dimensional Variance in accordance with Chapter 350, Article VIII, §350-66, Substandard Lots of Record. This lot size is 9,365 square feet with a single family home. The applicant also owns AP17, Lot 156 which is approximately 2.8 acres and is vacant. According to Section 350-66C, substandard lots of record, if 2 or more contiguous lots of record are under the same ownership & such lots has an area less than 30,000 square feet, then all such lots that are less than 30,000 square feet shall be deemed merged into adjacent lots under the same ownership & the merged lots shall be considered one lot; merged through zoning. Applicant/owner seeks relief to be able to sell vacant lot AP19, lot 156. (*Application material enclosed*).
 - B. **Kevin J & Mary Swiencki, applicants & owners**, property located at 130 Stone Dam Road, further described as Assessor's Plat 12, Lot 142 in an A-3 (agricultural) zone. Applicants/owners seek a Dimensional Variance in accordance with Chapter 350, Article III, §350-13, Table of Dimensional Regulations, Building Coverage requirements. Applicants/Owners are seeking relief for a proposed workshop which is 900 square feet, bringing the total lot coverage to 4.8% from the required 4%.
 - C. **Raymond Musumeci, applicant and Raymond Musumeci & Vianne Rameaka, owners**, property located at 36 Sandy Brook Road, further described as Assessor's Plat 18, Lot 246 in an A-4 zone. Applicant seeks a Dimensional Variance in accordance with Chapter 350, Article VII, §350-49, Accessory Family Dwelling Unit (AFDU), subsection H. Applicant is seeking relief for a 961 square foot AFDU above an existing attached garage and needs 211 square feet of relief from the required 750' maximum allowed.
- IV. Correspondence
- V. Approval of Minutes - May 25, 2023 (*Dolan copies enclosed*)
- VI. Next Schedule Meeting Date: August 24, 2023
- VII. Adjourn

