

DRB Hearing

October 11, 2023

Yossi Schorr/YHS Group LLC Variance Hearing

Board Members: Sam Stone, Jack Schneider, Ralph Either and John Peterson

Others in Attendance: Robert Black, Seth Hopkins, Bill Moore, Keving Thornton, Maureen O'Reilly, Lawton Weber, Mary Ann Sullivan, Janie Young, Mike Lufkin, Paul Marr Hillard, Jeff Dardozi, David Martin, Frank Briscoe, Allen Pierce, Steve Beck, Joy Marcotte, Faith Daya, Dan Brett, Greg Smith, Elisabeth (Lisa) Weber, Jeff Biasuzzi (Zoning Administrator) and Hillary Knapp (Clerk)

Hearing started at 7:03pm

Robert Black, Seth Hopkins, Bill Moore and Jeff Biasuzzi were sworn in.

No one requested interested party status.

Robert Black: I am a licensed architect and have been asked to represent Yossi Schorr. We are requesting the permit for 22 Grove Street, which has been on that spot since 1880. The property has been added onto over the years. This property has been both a single family and multifamily house. In 2008, it was brought back to a single-family use. With the property only being .22 acres, it does not meet the requirement for the BLUO. The lot is along Route 7 just above the Jiffy Mart. The green spot on the site plan is the original building. There is essentially a duplex on the property currently. There is a 1,100 square foot unit on the front, 900 square foot unit in the back upstairs and 1,100 square foot unit on the 2nd floor. The request is to return it back to the three-family unit layout. Act 47 has been enacted to assist in the permitting of the project.

Jeff B: I am in agreement with everything that Mr. Black has stated. Section 304(h) which requires ¼ acres per dwelling units. This has been a three-unit property in the past. The sewer and water department have been in contact with the owner to make sure this can be maintained. It does conform with the coverage with a little room to spare. The porch can be changed to 2 parking spots if needed. He is at 40% coverage. This could be approved for a duplex under Act 47.

Robert: Data for the site coverage at .22 acres, the house itself is only 17% of that. We are within the standard.

Jack: Was there a previous permit for the three housing units?

Jeff: Not that I could find, Act 47 allows for the variance request. The house seems to have good bones, the owner will be upgrading the home.

Bill Moore: Having the tax dollars will help the Town economically.

Meeting adjourned at 7:20pm