

Margaret Washburn's Z. E. O. Report 3/28/2024

Zoning Permits issued:

108 Pomfret Road – Sara and Tia Russo. Approved as routine maintenance visible from the public roadway in the VC Zone: Strip and re-roof with black shingles.

23 Bailey Woods Road – Colby Robinson. Outdoor wood boiler in the rear yard.

594 Hartford Road – Gil Maiato. New 5' x 16' addition to existing rear deck.

34 Fortin Drive – Sam Gallant. New 12' x 12' shed in the rear yard.

182 Tripp Hollow Road – Brian Meehan. New single-family dwelling with attached garage and 10' x 10' rear deck.

92 Allen Hill Road – Troy Devolve. New 16' x 28' deck connecting existing above-ground pool to the existing house.

15 Hamilton Avenue - Matt & Mariette Sheldon. New 10' x 16' front porch. This permit was issued following the recording of the Variance issued by the ZBA (see below) on the Land Records.

459 Wolf Den Road – Greg Fisher and Nicole Wineland Thompson Fisher. New 20' x 40' freestanding deck.

61 Beecher Road – VBL Properties LLC. New single-family dwelling with attached garage and front porch.

538 Providence Road – Townsend Development Associates LLC. Two new self-storage buildings.

Final Certificates of Zoning Compliance issued:

320A Drain Street Hampton (also known as Map 2 Lot 2 Brooklyn) – Rodrick and Michele Fontaine. New 30' x 38' attached garage with second floor accessory apartment.

Sign Permits issued:

564 Providence Road – Ace Hardware. One panel sign and 2 wall signs.

Home Offices Documented:

4 Greenway Drive – Paul Manocchio. Kayak rental business.

ZBA Variances Granted:

1. **ZBA 24-001 Matt & Mariette Sheldon, 15 Hamilton Avenue, Map 46, Lot 66, 0.38 Acres, R-10 Zone:** Requesting a variance of section 3.A.5.2.1 of the Zoning Regulations to reduce the minimum front yard setback from 35 feet to 15.6 feet to construct a 10-foot x 16-foot front porch. **Approved.**

Other Business:

382 South Street – Norman A. Bunn. A Notice of Zoning Violations for an unregistered camping trailer and 2 goats in the R-10 Zone was issued. A Notice of Violation for a Blight Violation was issued for several bags of garbage stacked against the garage. Compliance has been achieved.