

The Board consisted of:

Stephen A. Garanin; Nancy G. Rubenstein, Clerk; Jonathan G. Gossels; Jeffrey P. Klofft and Benjamin D. Stevenson.

MEETING OF THE ZONING BOARD OF APPEALS

The meeting was convened by Mr. Garanin at 7:20 p.m.

Review of Landscape Plan, 24 Pokonoket Avenue:

Simon Coulson of Coulson Property Development presented for the ZBA's approval a landscape plan for 24 Pokonoket Avenue, a single-family residence. The presentation was a requirement of the conditions of special permit 07-55.

Mr. Coulson explained that in the process of developing the landscape plan his firm sent a letter on May 3 to area neighbors inviting them to attend an informational meeting at Coldwell Banker on May 12 where they could have an opportunity to view the plan and provide input. The plan was also made available through a display at the property. In all, six neighbors viewed the plans at the house and one person attended the meeting. Mr. Coulson said that after taking residents' ideas into consideration, minor modifications were then made to the landscape plan.

Mr. Coulson explained that a goal of the planting plan was to provide screening of the most open areas of the property. He listed those areas and described the varieties that would be planted, which include maple trees, lilacs, evergreens, fast-growing arborvitaes, and other border shrubs.

The board was then given an opportunity to review the plans.

Mr. Klofft asked about the current state of construction at the site to which Mr. Coulson replied that interior work is near completion as is work on the leaching fields for the septic system, and that, upon approval of the plan, landscaping should be completed within the next three weeks.

There were no further comments from the Board or audience. A motion was made and seconded to accept the landscape plan as presented. The decision to approve the plan was unanimous. A copy of the plan was placed on file with the ZBA.

There being no further business the meeting was adjourned at 7:30 p.m.

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Stephen A. Garanin

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Jeffrey P. Klofft

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Nancy G. Rubenstein, Clerk

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Benjamin D. Stevenson

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Jonathan G. Gossels