

**BRIELLE PLANNING BOARD AGENDA
TUESDAY, OCTOBER 12, 2021
(VIRTUAL MEETING)**

<https://www.gotomeet.me/BrielleBorough/pb>

ACCESS CODE 794-656-477

phone (if needed) 1-866-899-4679

CALL TO ORDER: 6:00 p.m.

SALUTE TO THE FLAG &
SILENT PRAYER

SUNSHINE STATEMENT

ROLL CALL

APPROVAL OF
MINUTES: September 14, 2021

OLD BUSINESS: Request of time extension for filing of a Minor Subdivision for Block 61, Lot 1.01, 22 Crescent Drive, owned by Michael & Lori Centrella.

Continuation of hearing for Application for Variance relief for Block 48.01, Lot 3, 339 Magnolia Avenue, owned by Nicholas & Emily Bilotti, to allow demolition of existing dwelling & construct a new one. Front Yard Setback –30 feet required, 22 feet proposed. Rear Yard Setback – 35 feet required, 24 feet proposed. Maximum Building Coverage – 20% allowed, 21% proposed. Maximum Building Height – 35 feet allowed, actual height not provided (height of 34.33 feet was measured from the grade & has to be measured from the crown of the road)

Continuation of variance relief hearing for Block 43.01, Lot 17, 623 Green Avenue, owned by Ryan Burlew, to allow construction of a new home. Minimum Lot Width – 75 feet required, 58 feet existing. Front Setback (principal to Homestead Road) – 25 feet required, 15 feet proposed. Front Setback (accessory garage to Green Avenue) – 25 feet required, 14.0 feet proposed. Front Setback (accessory pool to Green Avenue) – 25 feet required, 13.2 feet proposed. Front Setback (principal/deck to Green Avenue) – 25 feet required, 16.3 feet proposed. Rear Setback (accessory garage)

Continuation: 16 feet required, 12.1 feet proposed. Accessory Building
OLD BUSINESS Height (garage) – 18 feet maximum allowable, 24 feet
proposed. Lot Coverage – 20% maximum allowed, 20.9%
proposed. Two-car Garage – 600 square feet allowable, 1,500
square feet proposed.

Zoning Officer's Appeal for Block 60, Lot 17, 9 Crescent Drive,
owned by Peter & Katelyn Cappiello, to allow construction to
continue on a single-family dwelling.

Application for Variance relief for Block 60, Lot 17, 9 Crescent
Drive, owned by Peter & Katelyn Cappiello, to allow renovations &
addition to a single-family dwelling (this will be heard if Zoning
Officer's Letter of Denial is upheld by previous appeal application).
Side Yard Setback – 10 feet required, 6.2 feet proposed to west
side & 9.7 feet to east side. Maximum Building Coverage – 20%
allowed, 26% is existing & 30% is proposed.

ADJOURNMENT

The next meeting of the Board is scheduled for Tuesday, November 9, 2021

Note: To those in the public who do not have the capability of speaking through their
computer – Members of the public who wish to comment on any agenda matter may do
so in writing by regular or email only (townhall@brielleboro.com). The comment should
be specific as to what item their comment(s) apply to. All comments must be received
at least four hours before the scheduled meeting time. Comments shall be read into the
record at the conclusion of the public comment portion of the meeting.