

**TOWN OF WINDSOR
ZONING BOARD OF APPEALS**

**Regular Meeting
Sept 20, 2006**

Approved Minutes

PRESENT: Chairwoman Fran Rothenberg, Joe Breen, Max Kuziak and Alternate Loretta Raney

EXCUSED ABSENCE: Secretary Helene Shay, Commissioner Thomas Ferranti, Alternate Milo Peck III, and Alternate Roseanne Lombardo

The Meeting was called to order at 7:00 P.M. by Chairman Rothenberg in the Ludlow Room of Town Hall, 275 Broad Street, Windsor, Connecticut.

ESTABLISHMENT OF QUORUM:

Chairman Rothenberg announced the four board members who were present. Because three regular and 1 alternate members were present a quorum was not established. Chairman Rothenberg stated that the zoning enforcement regulations require that a majority of the seated commissioners vote on an item for approval; and tonight seeing as there were only four seated commissioners, if the case goes forward, all four commissioners need to vote unanimously to either approve or disapprove the case. She further stated if anyone chooses not to go forward, he/she will then reappear next month for a hearing. She asked if there were any questions.

CALL TO ORDER – PUBLIC HEARINGS:

LEGAL NOTICE:

The Legal Notice submitted by Helene H. Shay, Secretary, which appeared in The Hartford Courant on Sept. 7th and 14th, 2006 was read by Commissioner Kuziak and included the following appeal to be heard:

#06 -16 450 Bloomfield Ave. – Sec 13.10 Signs permitted in business zones

#06 -17 1404 Palisado Ave. – Sec 4.5.13A(1) Front Yard Variance

Commissioner Breen noted that #06-17 has been withdrawn

PROCEDURES:

Commissioner Breen read the procedures for presentation of an application and appeal. He then queried the audience for any questions regarding the procedures which were read. Hearing no comments, Chairman Rothenberg declared the hearings proceed.

PUBLIC HEARINGS #06 -16 450 Bloomfield Ave. – Sec 13.10 Signs permitted in business zones

DISCUSSION:

Roger Kellman of F.A.Hesketh represented the optionee, Mr. Frank Troiano. Mr. Troiano has an interest in 12 acres of property, owned by the Cicero family. The bulk of the property faces Interstate 91 and encompasses a number of properties. The sign is for a commercial property and needs a larger sign than is typical of other real estate signs in Windsor. It will be placed on an existing pole on the property.

CLOSE OF PUBLIC HEARINGS:

Chairman Rothenberg CLOSED the Public Hearing.

COMMENCE REGULAR BUSINESS MEETING/1. cases heard during Public Hearing/Application 450 Bloomfield Ave. – Sec 13.10 Signs permitted in business zones

MOTION: Commissioner Breen made a motion, seconded by Commissioner Breen, for purposes of discussion to approve the request for 450 Bloomfield Ave. – Sec 13.10 Signs permitted in business zones- an increase in the size of a real estate sign from 4 to 96 sq ft for a temporary real estate sign. Seconded by Commissioner Kuziak.

DISCUSSION: The commissioners were all in agreement that the sign needed to be larger and that they hoped it would result in improvement to the property.

VOTE: In Favor: 4-0-0

COMMENCE REGULAR BUSINESS MEETING/2. New Business/b. Communications from the Public

There were no Communications from the Public.

COMMENCE REGULAR BUSINESS MEETING/2. New Business/c. Minutes Acceptance –May 17, 2006 and July 19, 2006

MOTION: Commissioner Kuziak made a motion, seconded by Commissioner Breen, to **APPROVE the Minutes of the Regular Meeting May 17, 2006**

VOTE: In Favor: Unanimous

MOTION: Commissioner Breen made a motion, seconded by Commissioner Raney, to **APPROVE the Minutes of the Regular Meeting July 19, 2006**

VOTE: In Favor: Unanimous

COMMENCE REGULAR BUSINESS MEETING/2. New Business/d. Communications from Board Members

There were no Communications from the Board Members

COMMENCE REGULAR BUSINESS MEETING/2. New Business/e. Communications from Staff Liaison

There was no Communication from the Staff Liaison

ADJOURNMENT:

MOTION: Commissioner Breen made a motion, seconded by Commissioner Raney, to **ADJOURN the meeting at 7:20 PM**

Respectfully submitted,

I certify that these Minutes were accepted on _____.

Lori Hartmann, Recording Secretary

Helene Shay, Secretary
Zoning Board of Appeals