

**TOWN OF WINDSOR
ZONING BOARD OF APPEALS**

**Regular Meeting
June 15, 2016**

Approved Minutes

PRESENT: Chairman Joe Breen, Secretary Kuziak, Helene Shay, Loretta Raney and George Bolduc. Alternates Nick Dethlefsen and Theresa Tillett were in attendance. Staff: Robert Ruzzo

ESTABLISHMENT OF QUORUM:

Chairman Breen announced the five board members who were present. Five regular members were seated and a quorum was established. He reminded the audience that 4 affirmative votes were needed to approve a variance or an appeal, not just a simple majority. Hearing no objection, he declared the hearings proceed.

I. CALL TO ORDER – PUBLIC HEARINGS:

The meeting was called to order at 7:02 P.M. by Chairman Breen in the Council Chambers of Town Hall, 275 Broad Street, Windsor, Connecticut.

1. LEGAL NOTICE:

The Legal Notice submitted by Max Kuziak, Secretary, which appeared in The Hartford Courant was read by Commissioner Kuziak and included the following:

1. #16-05 25 Dewey Ave.- Sec. 4.1.4 Single Family R11 Set-backs
2. #16-06 97 Hayden Station - Sec. 4.5.14 Flag Lot Set-backs

2. PROCEDURES:

Commissioner Raney read the procedures for presentation of a variance application and appeals. She queried the audience for any questions regarding the procedures which were read. Hearing no comments, the hearings proceeded.

II. PUBLIC HEARINGS

1. #16-05 25 Dewey Ave.- Sec. 4.1.4 Single Family R11 Set-backs

DISCUSSION: Denzil Bloomfield, 97 Hayden Station expressed his need for the variance to create more space for his family. The current home is an existing non-conforming in the front and rear setbacks. He wishes to add living space on the first floor that would require a variance. The space is to be renovated is in the most functional area of the home. Only a small corner of the addition will be affected by the variance. Commissioner Raney noted that it is a small oddly shaped lot. Recording Secretary Hartmann noted that she had 2 phone calls from abutting neighbors with no objection. Building Official Ruzzo said that it is a pre-existing non-conforming lot and the variance would have very little impact.

2. #16-06 97 Hayden Station Real - Sec. 4.5.14 Flag Lot Set-backs

DISCUSSION: Tom Nolan of Tom Nolan Design, LLC in Portland CT spoke for the applicant. He explained that the original home predates flag lot regulations. The house is currently less than 80 feet from what would be required under today's regulations. The house is also not oriented towards the front of the lot as required by today's regulations. Adding to the rear of the lot is not architecturally pleasing and would be intrusive to the bike path that runs along the property line. He submitted additional photos of the existing driveway, an architectural rendering of the proposed garage and a photo of a home on Palisado Ave. similarly constructed. He explained that since the garage will be attached with a connector, there will be fire separation as required by the current building code including fire doors. It makes no sense to put the garage in another location. In response to questions he stated that the driveway does have a grassy area next to it and is wide enough for emergency vehicles. The current small garage in the raised ranch will remain a garage for family members. The proposed construction is large and will be used for storage as well as a work vehicle. There will not be a bathroom. A letter signed by the four immediate abutters has been submitted in favor of the application and 2 other abutters have called and stated they have no objections.

III. CLOSE OF PUBLIC HEARINGS:

Chairman Breen CLOSED the Public Hearings.

IV. COMMENCE REGULAR BUSINESS MEETING

1. Cases heard during Public Hearing/Application

a. #16-05 25 Dewey Ave.- Sec. 4.1.4 Single Family R11 Set-backs

MOTION: Commissioner Shay made a motion for purpose of discussion to approve a variance at 25 Dewey Ave to allow a 15 ft. rear set-back, a variance of 5 ft.

SECONDED by Commissioner Kuziak

DISCUSSION: Commissioner Shay is in favor of the application. Commissioner Raney is in favor, the home is existing non-conforming and does not impact anyone. The neighbors have not objected.

VOTE: Approved 5-0-0

b. #16-06 97 Hayden Station Real - Sec. 4.5.14 Flag Lot Set-backs

MOTION: Commissioner Raney made a motion for purpose of discussion to approve a variance at 97 Hayden Station - Sec. 4.5.14 Flag Lot Set-backs to allow a 21 ft. front set-back, a variance of 59 ft.

SECONDED by Commissioner Shay

DISCUSSION: Commissioner Raney will be voting in favor of the applications. The original construction pre-dates the zoning regulations and the neighbors have no objections.

VOTE: Approved 5-0-0

1. New Business

a. Communications from the Public – None

b. Minutes Acceptance

MOTION: Commissioner Kuziak made a motion, seconded by Commissioner Raney to APPROVE the Minutes of the Regular Meeting May 18, 2016 as presented.

VOTE: Approved 4-0-0

c. Communications from Board Members – Helene Shay announced that this was her last meeting that she would be resigning. She has been on the Zoning Board of Appeals since 1983. She has leased a place in West Hartford and misses Windsor. She plans to continue traveling. The other board members expressed their thoughts and best wished.

e. Communications from Staff Liaison

Zoning Officer and Building Official, Robert J. Ruzzo, gave a brief report on construction projects underway in Windsor. He noted that updated Windsor Zoning Regulations have been distributed.

2. Old Business - None

V. ADJOURNMENT:

MOTION: Commissioner Raney made a motion, seconded by Commissioner Shay to ADJOURN the meeting at 7:56 PM.

VOTE: 5-0-0

Respectfully submitted,

I certify that these Minutes were accepted
On

Lori Hartmann, Recording Secretary

Max R. Kuziak, Secretary
Zoning Board of Appeals