

**TOWN OF WINDSOR
ZONING BOARD OF APPEALS**

**Regular Meeting
July 20, 2016**

Approved Minutes

PRESENT: Chairman Joe Breen, Secretary Kuziak, Loretta Raney and George Bolduc.
Alternate Nick Dethlefsen was seated and Theresa Tillett was 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 7:01 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 Bolduc and included the following:

#16-07 645 Poquonock Ave. Sec 3.7.2G Height of the top of the parapet wall

2. PROCEDURES:

Commissioner Kuziak 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. #16-07 645 Poquonock Ave. Sec 3.7.2G Height of the top of the parapet wall

DISCUSSION: Shaddy Kessing of ARTFX Signs is requesting a height variance that is alongside I91. Pictures presented show that there is very limited visibility. In response to commissioner questions he explained that the trees that block the view are on state land. The sign is in the location approved by the Town Planning and Zoning Commission. The intent is to use the existing cabinet and sign and replace the existing poles with 10 ft. higher uprights unless engineering is required. The hardship is the slope and geography of the property. The sign is externally illuminated.

III. CLOSE OF PUBLIC HEARINGS:

Chairman Breen CLOSED the Public Hearings.

IV. COMMENCE REGULAR BUSINESS MEETING

1. Cases heard during Public Hearing/Application

a. #16-07 645 Poquonock Ave. Sec 3.7.2G Height of the top of the parapet wall

MOTION: Commissioner Raney made a motion for purpose of discussion to approve a variance at 645 Poquonock Ave. Sec 3.7.2G Height of the top of the parapet wall to allow 40 foot height, a variance of 10 feet

SECONDED by Commissioner Kuziak

DISCUSSION: Commissioner Raney is in favor of the application. The abutters have no objections, the topography is the hardship and the sign will not obstruct any other views. Commissioner Kuziak agrees. Commissioner Bolduc reluctantly agrees, he feels the sign is not high enough. Commissioners Dethlefsen and Breen are also in agreement.

VOTE: Approved 5-0-0

1. New Business

a. Communications from the Public – None

b. Minutes Acceptance

MOTION: Commissioner Bolduc made a motion, seconded by Commissioner Kuziak to APPROVE the Minutes of the Regular Meeting June 15, 2016 as presented.

VOTE: Approved 4-0-0

c. Communications from Board Members – None

e. Communications from Staff Liaison

Zoning Officer and Building Official, Robert J. Ruzzo, gave a brief report on construction projects underway in Windsor.

2. Old Business - None

V. ADJOURNMENT:

MOTION: Commissioner Kuziak made a motion, seconded by Commissioner Raney to ADJOURN the meeting at 7:30 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