

**TOWN OF WINDSOR
ZONING BOARD OF APPEALS**

**Regular Meeting
March 20, 2019
Approved Minutes**

PRESENT: Chairman Joe Breen, Loretta Raney, George Bolduc, Robert Griffiths. Alternates Theresa Tillett and Dawn Kirkwood. Absent: Max Kuziak. Staff: Robert Ruzzo

ESTABLISHMENT OF QUORUM:

Chairman Breen announced the five board members who were present. Four regular members and Alternate Tillett 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 Raney and included the following:

#19-02 10 & 50 Great Pond Dr. Sec. 8.2.3A&E Misc. Standards – Exterior Bldg. material requirements.

2. PROCEDURES:

Commissioner Bolduc read the procedures for presentation of a variance application and appeals. Hearing no comments, the hearings proceeded.

II. PUBLIC HEARINGS

#19-02 10 & 50 Great Pond Dr. Sec. 8.2.3A&E Misc. Standards – Exterior Bldg. material requirements.

DISCUSSION: Winston Alford Jr, of Alford Associates, Civil Engineers Windsor CT presented the request for three variances. Mr. Alford gave a description of the property.

He explained that the first variance he is asking for is to be allowed to keep the pitched roof with the same slope as the building the 2addition is adjoining. He displayed pictures and explained that the hardship would be that a flat roof would abut the sloping roof. The snow load would increase on the flat roof from the slope of the adjoining roof. This part of the building is on the north side without sun. Snow and ice dams would form. Robert Ruzzo, Zoning Enforcement Officer and Building Official, agreed that there could be roof damages as a result of this construction.

The second variance is needed as the original building constructed about 5 years ago was not built to town standards. The design was approved for construction and discrepancy was just realized by the town. To change the design from the existing for the addition, would create an inconsistent design.

The third variance is for the percentage of glass. The addition is not at the front of the building and is additional warehouse space. There will be forklifts driving steel around. The windows are not necessary for light. This portion of the building is not visible from the street.

Commissioner Breen noted that this building is pre-existing non-conforming by an over sight of the town.

ZEO Ruzzo said this is a case of form versus function. In this case it makes more sense to grant the existing building to expand and allow the variance for the aesthetics, keep the business and employees in town, and increase the tax base. There may in the future be a building built in front of this.

PUBLIC COMMENT:

None

III. CLOSE OF PUBLIC HEARINGS:

Chairman Breen CLOSED the Public Hearings

IV. COMMENCE REGULAR BUSINESS MEETING

1. Cases heard during Public Hearing/Application

- a. #19-01 10 & 50 Great Pond Dr. Section 14.2.3A Requirements for Day Hill Rd. Area Sites
– Front yard variance of 77.5 ft.

MOTION: Commissioner Bolduc made a motion for purpose of discussion to Approve #19-02 10 & 50 Great Pond Dr. on the front and side addition to allow :Section 8.2.3A - 22% variance to allow 48% masonry. AND Section 8.2.3A - 3% variance to allow 0% glass AND Section 8.2.3E 7.85% variance to allow 7.85% roof pitch.

SECONDED: Commissioner Raney

DISCUSSION: Commissioner Bolduc is in favor of the application. The pitch roof design is more attractive and does not have the inherent problems of the flat roof. Commissioner Raney has no objections for the same reason. The glass is not in the front of the building and make the job inside the warehouse space difficult. Commissioner Griffiths doesn't feel these types of variances of town standards should not be easily granted that it defeats the purpose of the regulations, but in this case he agrees with the variance. Commissioners Tillett and Breen agree.

VOTE: Approved 5-0-0

2. New Business

ZBA 3-20-19

a. **Communications from the Public** – None

b. **Minutes Acceptance**

MOTION: Commissioner Raney made a motion, seconded by Commissioner Tillett to APPROVE the **January 16, 2019 minutes**

VOTE: Approved 5-0-0

c. **Communications from Board Members** – None

d. **Communications from Staff Liaison** - Zoning Officer and Building Official, Robert J. Ruzzo, gave a brief report on construction projects underway in Windsor.

3. Old Business - None

V. ADJOURNMENT:

MOTION: Commissioner Raney made a motion, seconded by Commissioner Tillett 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