

**TOWN OF WINDSOR
ZONING BOARD OF APPEALS**

**Regular Meeting
June 19, 2019
UN-Approved Minutes**

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

ESTABLISHMENT OF QUORUM:

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

#19-04 45 Central St. Sections 11.1 Public & Quasi Public Zone (NZ) Requirements and 4.1 Area, Bulk, Density and Yard Requirements

#19-05 1 Market Circle Sections 14.1.19 Compatibility of Accessory Buildings and 8.2.3A Miscellaneous Standards

2. PROCEDURES:

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

II. PUBLIC HEARINGS

1. #19-04 45 Central St. Sections 11.1 Public & Quasi Public Zone (NZ) Requirements and 4.1 Area, Bulk, Density and Yard Requirements a variance of 4,769 SF for temporary boarding platform

DISCUSSION:

Jason Boice, Project Coordinator, CT DOT, Division of Rights of Way presented the case. The state plans to acquire the piece of property belonging to the Town of Windsor to successfully complete the planned improvement for the double tracking rail line project in progress. The parcel is an existing non-conforming lot with a current area of 23, 892 sq. ft. The state is proposing to acquire ZBA 6-19-19

1,161 sq. ft. of the property. After the acquisition, the lot would consist of 22,731 sq. ft. necessitating a total variance of the existing lot of 4,769 sq. ft.

The improvements for double tracking the rail line and installing a temporary boarding platform will be for public and quasi-public uses. The current use of parking will remain and most of the landscaped areas will remain. The state will also be asking the town for additional easements.

In response to questions: the new platform will be ADA accessible, heated and include a ticket kiosk; his property is on the opposite side of the tracks from the train station and the project will not start until next year.

ZEO Ruzzo has no comment.

PUBLIC COMMENT:

Nancy Moses, resident at First Town Square Apartments is in favor of the project but commented that the construction so far has damaged landscaping and pavement at the complex.

Mr. Boice said that a meeting was held earlier in the day with the management company. Amtrak will fix the pavement issue, repair a bollard and landscaping.

2. #19-05 1 Market Circle Sections 14.1.19 Compatibility of Accessory Buildings and 8.2.3A Miscellaneous Standards - WITHDRAWN

III. CLOSE OF PUBLIC HEARINGS:

Chairman Breen CLOSED the Public Hearings

IV. COMMENCE REGULAR BUSINESS MEETING

1. Cases heard during Public Hearing/Application

- a. #19-04 45 Central St. Sections 11.1 Public & Quasi Public Zone (NZ) Requirements and 4.1 Area, Bulk, Density and Yard Requirements

MOTION: Commissioner Kirkwood made a motion for purpose of discussion to approve #19-04 45 Central St. Sections 11.1 Public & Quasi Public Zone (NZ) Requirements and 4.1 Area, Bulk, Density and Yard Requirements a variance of 4,769 SF for temporary boarding platform

SECONDED: Commissioner Raney

DISCUSSION: The Commissioner were in agreement that this was a negligible request and no abutter opposed. The hardship is that this is required for the necessary improvements to the public transportation infrastructure.

VOTE: Approved 5-0-0

2. New Business

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

b. **Minutes Acceptance**

MOTION: Commissioner Bolduc made a motion, seconded by Commissioner Griffiths to APPROVE the **May 15, 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 Kirkwood to ADJOURN the meeting at 7:39 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