

**TOWN OF WINDSOR
ZONING BOARD OF APPEALS**

**Regular Meeting
October 30, 2019
Approved Minutes**

PRESENT: Acting Chair Dawn Kirkwood, George Bolduc, Max Kuziak, & Robert Griffiths.
Excused Absence: Joe Breen, Loretta Raney. Unexcused Absence: Theresa Tillett.
Staff: Robert Ruzzo

I. CALL TO ORDER – PUBLIC HEARINGS:

The meeting was called to order at 7:00 P.M. by Chairman Kirkwood in the Ludlow Room 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:

- 123 Day Hill Rd. Section 14.2.3A(2) Requirements for Day Hill Road Area Site
- 319 Prospect Hill Rd. Section 4.4.12F Driveway turn-around area
- Appeal of ZEO decision concerning 15 Dewey Ave. (Postponed to Nov. 20th)

2. PROCEDURES:

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

ESTABLISHMENT OF QUORUM:

Chairman Kirkwood announced the four board members who were present. Three regular members and Alternate Kirkwood were seated and a quorum was established. She reminded the audience that 4 affirmative votes were needed to approve a variance or an appeal, not just a simple majority. In this case unanimous. 15 Dewey decided to wait until the next regular meeting on Nov.20th. Hearing no further objection, she declared the hearings proceed.

II. PUBLIC HEARINGS

1. #19-08 123 Day Hill Rd. Section 14.2.3A(2) Requirements for Day Hill Road Area Site

DISCUSSION: David Quisenberry –Architect, Wes Clow - Property Owner Representative, and Kevin McCarthy – Contractor presented the case. Mr. Quisenberry explained that the problem is the project is a safety issue and repairs are needed as the façade is falling off. The area is located in the office wing of the manufacturing plant, Permasteelisa, located at the front of the property facing Day Hill Rd. The existing CMU panels are glued together creating a structural panel. The adhesive is failing and absorbing water and emergency repairs/reconstruction is required. The best solution is a lightweight exterior wall which can be constructed from the outside – a lightweight weather resistant

gypsum sheathing, exterior insulation with an integral finish. The interior walls must remain in place as the building is occupied. The finish will be similar in look to other buildings on Day Hill Rd. with similar horizontal lines and a light color scheme. The existing masonry is being repaired with the faux front changing the percentage of masonry required in the Day Hill Corridor. In response to questions by the commission: Suggestion by planning to use smooth skin metal would add extra layers and carry too much weight. The issue is not the cost but the necessity of repairs without tearing down the entire building where many people are employed. This is a unique project, a repair and not a renovation or new building. It will be attractive and keeping with the look of other Day Hill Rd. buildings.

In response to the Fire Marshal that all fire hydrants be in working order before a permit is issued, Mr. Clow reported one has been repaired and he has a contract with dates for the others. He is working with the Fire Marshal.

ZEO Ruzzo commented that the permit would not be issued until the Fire Marshal is satisfied.

PUBLIC COMMENT:

None

2. #19-09 319 Prospect Hill Rd. Section 4.4.12F Driveway turn-around area

DISCUSSION: John Silliman, owner of the property installed a gravel 17 ft. x 30 ft. turnaround in 1989 and has been unpaved for 30 years. The use of a larger paved turnaround is consistent with and common in the neighborhood. Prospect Hill is a very busy road with many speeding cars. When his driveway contractor inquired about a permit, he was informed that the zoning regulations only allow for a 12 ft. x 14 ft. area. He is requesting to pave 17 ft. x 22 ft. area. The commission was in agreement that his location and safety requires the appropriately sized turnaround as necessary for entry onto

PUBLIC COMMENT:

Seven letters were received in support of the variance. 299 Prospect Hill, 311 Prospect Hill, 344 Prospect Hill, 302 Prospect Hill, 335 Prospect Hill, 10 Cleary Lane and 4 Bent Rd.

III. CLOSE OF PUBLIC HEARINGS:

Chairman Breen CLOSED the Public Hearings

IV. COMMENCE REGULAR BUSINESS MEETING

1. Cases heard during Public Hearing/Application

- a. #19-08 123 Day Hill Rd. Section 14.2.3A(2) Requirements for Day Hill Road Area Site

MOTION: Commissioner Kuziak made a motion for purpose of discussion to approve #19-08 123 Day Hill Rd. Section 14.2.3A(2) Requirements for Day Hill Road Area.

SECONDED: Commissioner Griffiths
ZBA 10-20-19

DISCUSSION: The Commissioner were in agreement that this the hardship is unique nature of the repairs necessary

VOTE: Approved 4-0-0

- a. #19-09 319 Prospect Hill Rd. Section 4.4.12F Driveway turn-around area
- 3. **MOTION:** Commissioner Bolduc made a motion for purpose of discussion to approve #19-09 319 Prospect Hill Rd. Section 4.4.12F Driveway turn-around area of 17 ft. wide by 22 ft. deep.

SECONDED: Commissioner Kuziak

DISCUSSION: The Commissioner were in agreement that the hardship is the location and unsafe conditions of backing onto Prospect Hill Rd.

2. New Business

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

b. **Approval of 2002 ZBA Calendar**

MOTION: Commissioner Kuziak made a motion, seconded by Commissioner Bolduc to APPROVE the **2002 ZBA Calendar**

VOTE: Approved 4-0-0

c. **Minutes Acceptance**

MOTION: Commissioner Kuziak made a motion, seconded by Commissioner Griffiths to APPROVE the **September 18, 2019 minutes**

VOTE: Approved 4-0-0

d. **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.

3. Old Business - None

V. ADJOURNMENT:

MOTION: Commissioner Bolduc made a motion, seconded by Commissioner Griffiths to ADJOURN the meeting at 7:50 PM.

VOTE: 4-0-0

Respectfully submitted,

Lori Hartmann, Recording Secretary

I certify that these Minutes were accepted
On

Max R. Kuziak, Secretary
Zoning Board of Appeals