

**TOWN OF WINDSOR
ZONING BOARD OF APPEALS**

**Regular Meeting
December 16, 2020
UN-Approved Minutes**

PRESENT: Chairman Joe Breen, Loretta Raney, George Bulduc, Dawn Kirkwood, and Jim Durant. Staff: Robert Ruzzo, Todd Sealy and Lindsey Plunge

I. CALL TO ORDER – PUBLIC HEARINGS:

The meeting was called to order at 7:13pm by Chairman Breen via virtual Zoom Meeting

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:

- a. #20-07 32 Hampden Place, Section 4.1.1 – Rear & Side yard setbacks

2. PROCEDURES:

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

ESTABLISHMENT OF QUORUM:

Chairman Breen announced there are 5 commissioners, 3 regular members and 2 alternates 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 the simple majority. Hearing no further objection, he declared the hearings proceed.

II. PUBLIC HEARINGS:

1. CASES HEARD DURING PUBLIC HEARING:

- a. #20-07 32 Hampden Place. –Section 4.1.1, Rear & side yard setbacks. Chris Liquori, owner of 32 Hampden Place, was present and addressed the Commission. Mr. Liquori shared and explained how they are requesting a variance to be able to fit a pool in their back yard.

Public Comment: Lindsey Plunge stated she received a few phone calls inquiring about the public hearing with no objection and an email from neighbors Colin & Luz Knowles at 30 Hampden Place in support of Mr. Liquori's request.

Discussion: A question arose regarding whether or not the concrete apron of 3 feet going around the pool should be included in the setback distance or not.

Bob Ruzzo commented that he has no objection to this proposal as is and variance requested would be to the edge of pool.

III. CLOSE OF PUBLIC HEARINGS:

Chairman Breen CLOSED the Public Hearings at 7:28pm.

IV. COMMENCE REGULAR BUSINESS MEETING

Chairman Breen OPENED the Regular Business Meeting at 7:28pm.

1. CASES HEARD DURING THE PUBLIC HEARING:

- a. **#20-07 32 Hampden Place.** –Section 4.1.1, Rear & side yard setbacks

Motion: Commissioner Kirkwood made a motion for purpose of discussion to approve application for 32 Hampden Place – Section 4.1.1, side yard variance of 5 ft. to allow 10 ft. set back. Rear yard variance of 10 ft. to allow 15 ft. setback.

Seconded: Commissioner Raney.

Discussion: None

Vote: 5-0-0

2. NEW BUSINESS

- a. **Communications from Public** – Lindsey Plunge advised no current applications for the following month

- b. **Minutes acceptance for October 21, 2020**

Motion: Commissioner Raney made a motion to approve minutes.

Seconded: Commissioner Kirkwood.

VOTE: 5-0-0

- c. **Communications from Board Members** – Lindsey Plunge will find out regarding reappointing.

- d. **Communications from Staff Liaison** – Bob Ruzzo updated on the Amazon construction on Kennedy Road and advised of another Amazon building going up on Helmsford Way and the different types of buildings.

3. Old Business – None

III. ADJOURNMENT:

MOTION: Commissioner Kirkwood made a motion, seconded by Commissioner Raney to ADJOURN the meeting at 7:40 PM (approximate).

VOTE: 5-0-0

Respectfully submitted,

I certify that these
Minutes were accepted on:

Lindsey Plunge, Recording Secretary

Max R. Kuziak, Secretary
Zoning Board of Appeals