

**TOWN OF WINDSOR
ZONING BOARD OF APPEALS**

**Regular Meeting
May 10, 2021
UN-Approved Minutes**

PRESENT: Commissioners Loretta Raney, George Bulduc, Jim Durant, Max Kuziak & Robert Griffiths.
Alternate Commissioner Kirkwood was not seated. Alternate Commissioner Durant was seated for Commissioner Breen. Staff: Robert Ruzzo, and Lindsey Plunge

I. CALL TO ORDER – PUBLIC HEARINGS:

The meeting was called to order at 7:14pm by Commissioner Raney 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. #21-01 17 Hickory Dr., Section 4.1.2 – Front yard setbacks & Section 4.4.15(A) – Fences, Walls & Hedges

2. PROCEDURES:

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

ESTABLISHMENT OF QUORUM:

Commissioner Raney announced in the ZBA that 4 affirmative votes out of 5 were needed to approve a variance or an appeal, not just the simple majority. There are 5 commissioners and 1 alternate were seated and a quorum was established. She reminded the audience what a hardship is. Hearing no further objection, she declared the hearings proceed.

II. PUBLIC HEARINGS:

1. CASES HEARD DURING PUBLIC HEARING:

- b. **#21-01 17 Hickory Dr.** –Section 4.1.2– Front yard setbacks & Section 4.4.15(A) – Fences, Walls & Hedges. Angela Galinski, owner of 17 Hickory Dr., was present and addressed the Commission. Ms. Galinski shared and explained how they are requesting a variance to be able to fit a pool in their back yard.

Discussion: A question arose regarding the distance being requested. Lindsey Plunge clarified the leach field area and explained the backup area for the leach fields and septic and explained the B100a form and read Mike Rotondaro from the health departments comments. that a distance of 20 feet was being requested. Angela also went over the fence being requested as well. Commissioner Griffiths also clarified timing of the fence and that it hopefully with be this summer or fall.

Public Comment: Lindsey Plunge stated she spoke to one neighbor with questions regarding the application and no objection

III. CLOSE OF PUBLIC HEARINGS:

Chairman Breen CLOSED the Public Hearings at 7:31pm.

IV. COMMENCE REGULAR BUSINESS MEETING

Chairman Breen OPENED the Regular Business Meeting at 7:32pm.

1. CASES HEARD DURING THE PUBLIC HEARING:

- a. #21-01 17 Hickory Dr** – Section 4.1.2– Front yard setbacks & Section 4..4.15(A) – Fences, Walls & Hedges

Motion: Commissioner Griffiths made a motion for purpose of discussion to approve application for 17 Hickory Dr. – Section 4.1.2, front yard variance of 20 ft. to allow 20 ft. set back. Also allowing a 6 foot fence to be within the 10 foot setback.

Seconded: Commissioner Bolduc & Commissioner Kuziak.

Discussion: None

Vote: 5-0-0

2. NEW BUSINESS

- a. Communications from Public** – Bob Ruzzo went over updates with Amazon. Lindsey Plunge advised no current applications for the following month.
- b. Minutes acceptance for December 16, 2020**

Motion: Commissioner Raney made a motion to approve minutes.

Seconded: Commissioner Bolduc.

VOTE: 5-0-0

- c. **Communications from Board Members**
- d. **Communications from Staff Liaison** – Bob Ruzzo updated on the Amazon construction on Kennedy Road and advised the Helmsford Amazon building has almost been completed.

3. Old Business – None

III. ADJOURNMENT:

MOTION: Commissioner Kirkwood made a motion, seconded by Commissioner Durant to ADJOURN the meeting at 7:49 PM

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