

**TOWN OF WINDSOR
ZONING BOARD OF APPEALS**

**Hybrid meeting held on December 15, 2021 @ 7:00 p.m.
in the Council Chambers and Online Webinar
Un-Approved Minutes**

Present: Commissioners Joe Breen, Loretta Raney via Zoom, George Bolduc. Alternate Commissioner Dawn Kirkwood was seated for Robert Griffiths. Alternate Commissioner Jim Durant was seated for Commissioner Max Kuziak. Staff: Robert Ruzzo and Lindsey Plunge

I. CALL TO ORDER – PUBLIC HEARING:

The meeting was called to order at 7:00pm by Commissioner Breen in the Council Chambers

A. LEGAL NOTICE:

The Legal Notice submitted by George Bolduc, Secretary, which appeared in the Hartford Courant was read by Commissioner Raney and included the following:

“LEGAL AD WINDSOR ZONING BOARD OF APPEALS The Town of Windsor Zoning Board of Appeals will hold an online meeting on December 15, 2021 at 7:00 p.m. to hear the following variance requests:

575 Palisado Avenue – Section 4.5.14 Flag lots & Section 4.5.14A(5) Flag Lots - Minimum Width Access Strip and Lot Size.

Information on how to attend the meeting by phone or computer will be included on the meeting agenda posted at the link:

<https://townofwindsorct.com/sf/show/meeting/3329>”

B. PROCEDURES:

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

Lindsey Plunge also read instructions regarding members of the public that would wish to speak via zoom.

ESTABLISHMENT OF QUORUM:

Commissioner Breen 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 3 commissioners and 2 alternate were seated and a quorum was established. Hearing no further objection, he declared the hearings proceed.

II. PUBLIC HEARINGS:

1. CASES HEARD DURING PUBLIC HEARING:

- a. #21-03 – 575 Palisado Avenue, Section 4.5.14 Flag lots & Section 4.5.14A(5) Flag Lots - Minimum Width Access Strip and Lot Size. 07:05pm Ed Lally licensed Engineer and Land Surveyor passed out materials to the commission and presented a lengthy and very informative presentation explaining in depth everything that has been explained in the ZBA application. The owner of the home is Robert Farrelly who is in attendance this evening. I have attached a copy of the application with these minutes as this was explained in great detail for 17 minutes.

Discussion: Joe Breen stated that he did have some questions prior to this presentation but believes they have all been answered after hearing what Ed had to present. They know that they to go through more steps for this process and it is just then 2nd step at this time. Joe Breen read the staff comments. Ed Lally said they will be meeting all the other requirements in section 4.5.14. Jim had 2 questions which were both answered by Ed regarding easements and the driveways and that that they will go ahead with getting a Wetlands permit.

Public Comment: Lindsey stated she did not receive any phone calls, emails or anyone coming in. Multiple members of the public came up to speak in favor. There were no neighbors neutral or against. Michael Bunk of 598 Palisado Ave., Adam Vaicekauskas of 561 Palisado Ave., Mike Lacouture of 591 Palisado Ave., Paula Silva of 557 Palisado Ave. to name a few.

III. **CLOSE OF PUBLIC HEARINGS:**

Chairman Breen CLOSED the Public Hearings at 7:43pm.

IV. **COMMENCE REGULAR BUSINESS MEETING**

Chairman Breen OPENED the Regular Business Meeting at 7:43pm.

1. **CASES HEARD DURING THE PUBLIC HEARING**

- a. #21-03 – 575 Palisado Avenue, Section 4.5.14 Flag lots & Section 4.5.14A(5) Flag Lots - Minimum Width Access Strip and Lot Size.

MOTION: Commissioner Dawn Kirkwood

SECONDED: Commissioner Jim Durant

DISCUSSION: No objections, all in favor.

VOTE: 5-0-0, 7:47pm.

2. **New Business**

a. **Communications from the Public:**

b. **Minutes acceptance from May 10th, 2021**

Motion: The chair Joe Breen made a motion to approve minutes with one correction.

Seconded: Commissioner Kirkwood

Vote: 5-0-0

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

d. Communications from Staff Liaison – Amazon on Kennedy Rd almost done. 3 buildings with applications in; 110 Tradeport Dr. on hold as they are having trouble finding steel. Triangle building at 1190 Kennedy Rd is under plan review, warehouse distribution facility. The last building is 105 Baker Hollow which is also under plan review. Voice recording cut short, but Bob Ruzzo announced his retirement. Will get ZBA contact list to all members. No new applications have come up.

3. Old Business - None

V. ADJOURNMENT:

MOTION: Commissioner made a motion, seconded by Commissioner Raney to ADJOURN the meeting at 8:04pm.

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