



**TOWN OF WINDSOR, CONNECTICUT
ZONING BOARD OF APPEALS**

September 20, 2023 @ 7:00 PM

**TOWN HALL – Council Chambers - 275 Broad Street.
Hybrid Meeting – Via Zoom and In-person
APPROVED MEETING MINUTES**

PRESENT: Chairman Joe Breen, Commissioner George Bolduc, Commissioner Dawn Kirkwood, Commissioner Loretta Raney and Alternate Jim Durant.
Staff: Eric Barz, Town Planner, David Langworthy, Building Official and Jennifer Bretas, Recording Secretary.

I. CALL TO ORDER – PUBLIC HEARINGS:

The meeting was called to order at 7:01pm by Chairman Joe Breen in the Council Chambers.

A. LEGAL NOTICE:

The Legal Notice, which appeared in the Hartford Courant, was read by Commissioner Loretta Raney and included the following:

#23-01 1284 & 1282T Windsor Ave. - Section 4.1.3 – minimum lot width

B. PROCEDURES:

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

C. ESTABLISHMENT OF QUORUM:

Chairman Joes 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 were 4 commissioners and one alternate seated and a quorum was established. Hearing no further objection, he declared the hearings proceed.

II. PUBLIC HEARINGS:

1. CASE HEARD DURING PUBLIC HEARING:

#23-01 1284 & 1282T Windsor Ave. - Section 4.1.3 – minimum lot width

Attorney David Hoopes and a representative of Loomis Chaffee, Lance Hall were present.

Mr. Hoopes stated his background and then submitted the certificate of mailing into record. Attorney Hoopes he presented the variance request for a new single family house for Loomis Chaffee school faculty. The variance request is for two lots owned by Loomis Chaffee to be approved as buildable lots with a less frontage than the current 85 feet lot width requirement. He stated that they want to keep the current lot widths, with 1284 Windsor Ave. being at 79.97 feet and 1282T Windsor Ave. at 74.85 feet. Mr. Hoopes stated that the proposed house to be built at 1282T Windsor Ave. would be consistent with the architectural character of the surrounding houses in the area.

Discussion:

Chairman Joe Breen had a question about if the town felt the proposed house would be an appropriate house style and orientation? Eric Barz reiterated that their intention is to build something comparable in keeping with the neighborhood would be fine.

Commissioner Loretta Raney asked a question in regards to the garage location. Attorney Hoopes replied that there would not be a garage. Mr. Barz clarified why there wouldn't be a garage, when the lots get down to 50 to 75 feet, there is a specific provision that says the longer face of a house has to face the street. Commissioner Loretta Raney expressed her concerns on the traffic and backing car up onto Windsor Ave., being as it's such a busy street. She was wondering if there would be enough room to turn a car around. There was some discussion of car lengths and lot sizes, how a car can turn around to drive out of the lot onto Windsor Ave. Mr.

Hoopes referred to exhibit A for all surrounding lot widths. Mr. Hoopes addressed Commissioner Loretta Raney's question by stating that there would be a circular driveway shared by both lots. Lance Hall added that each home would have equal access onto the circular driveway.

Public Comment:

There was no public comments.

Zoning Enforcement Officer Comment:

Mr. Barz clarified the regulations by stating that if a lot is nonconforming and is under the same ownership as the adjacent lot, those lots should be combined to reduce or eliminate the nonconformity. Mr. Barz concerns about the orientation and character of the house were addressed, so he had no other comments on the variance request.

III. CLOSE OF PUBLIC HEARING:

Chairman Joe Breen CLOSED the Public Hearing at 7:24pm.

IV. COMMENCE REGULAR BUSINESS MEETING

Chairman Breen OPENED the Regular Business Meeting at 7:24pm.

1. CASE HEARD DURING THE PUBLIC HEARING:

#23-01 1284 & 1282T Windsor Ave. - Section 4.1.3 – minimum lot width, in zone R13.

Motion: Commissioner Dawn Kirkwood.

Seconded: Commissioner Loretta Raney.

Discussion: Commissioner Dawn Kirkwood stated that she believed a hardship was shown and was in agreement to grant the variance. Commissioner Loretta Raney's comments mirrored Commissioner Dawn Kirkwood's.
No further comments from Mr. Hoopes or the Commission.

Vote: 5-0-0, Approve, 7:26pm.

2. NEW BUSINESS:

a. Communications from public:

There were none.

b. Vote on next year's proposed ZBA calendar for 2024:

Motion: Commissioner George Bolduc

Seconded: Commissioner Dawn Kirkwood

Discussion: With two changes due to religious holidays, one in June and one in July Chairman Joe Breen asked for the revised calendar with the minor changes made be available for the Board at the next meeting or emailed.

Vote: 5-0-0, as amended

C. Elections of Chair and Secretary:

Chairman Joe Breen asked if the elections for Chair & Secretary should be voted on today or wait until January 2024. Commissioner Dawn Kirkwood stated that they should vote today to gratify this year and hold another in January 2024.

Motion: Commissioner Loretta Raney puts the motion for Joe Breen to continue as Chair.

Seconded: Commissioner Dawn Kirkwood.

Hearing no other nominations, the **vote** passes 4-0-0, in favor.
Joe Breen accepts the Chair.

Motion: Re-elected Chairman Joe Breen nominated Loretta Raney to continue as the Secretary for the Zoning Board

Seconded: Commissioner Dawn Kirkwood

Hearing no other nominations, the **vote** passes 4-0-0, in favor.
Loretta Raney accepts the Secretary position

d. Communication from staff liaison:

Mr. Barz wanted to let the Board know that the Commission is not automatically renewed and that the members have to fill out an application, which is online.

Mr. Barz announced that the town now has a new part time zoning enforcement officer, Tom Cowell.

Mr. Barz talked about some of the big projects that are currently in development.

e. Communications from Board Members:

Regarding memberships of Robert Griffiths and Max Kuziak the Commission was wondering what their status is.

Commissioner Loretta Raney wanted to let the Board members know that the town is having an event on the green for retiring Mayor Donald Trinks.

f. Minutes acceptance for April 20, 2022

Motion: Commissioner Dawn Kirkwood made a motion to approve the minutes from April 20th, 2022.

Seconded: Commissioner George Bolduc.

Vote: 5-0-0, approved

3. OLD BUSINESS:

None

V. ADJOURNMENT:

Motion: Commissioner Dawn Kirkwood made a motion to ADJOURN the meeting at 7:42 PM

Seconded by Commissioner Jim Durant

Vote: 5-0-0

Respectfully submitted,

05/22/2024

I certify that these

Minutes were accepted on:



5/23/24

Jennifer Bretas, Recording Secretary
Appeals

Chairman Joseph J. Breen, Zoning Board of

JMB 5/28/24

Joseph J. Breen 5/23/24