

**TOWN OF SOUTH WINDSOR
ZONING BOARD OF APPEALS**

Minutes

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March 2, 2017

MEMBERS PRESENT: Teri Dickey-Gagnat, Steven Carty, Joseph Etter, Wayne Kilburn

ALTERNATES PRESENT: Elizabeth McGuire, sitting for James Kupchunos

STAFF PRESENT: Pamela Oliva, Zoning Enforcement Officer
Donna Thompson, Recording Secretary

The following are motions made during the March 2, 2017 Public Hearing/Regular Meeting.

Chairperson Dickey-Gagnat called the meeting to order at 7:40 pm in the Madden Room.

Chair Dickey-Gagnat moved that agenda items be heard out of order until the arrival of the applicant.

3. Approval of Minutes

Motion to: approve minutes of 2/2/2017

Was made by Commissioner Carty

Seconded by Commissioner Etter

The motion: carried

Vote: unanimous

4. New Business: none

5. Old Business: Proposed by-laws revisions

Commissioner Etter stated that he has additional organizational changes to incorporate into the by-laws and is looking for input from the rest of the Commission. Additional procedural matters such as those generated by state statutes could be addressed in appendices rather than in the body of the bylaws, making future changes easier to address.

Motion to: return to original agenda order

Was made by Commissioner Kilburn

Seconded by Commissioner Carty

The motion: carried

Vote: unanimous

6. Correspondence: Chair Dickey-Gagnat advised the commission that anyone wishing to nominate someone for the Eugene Poticelli Award should complete the form and submit it by March 3, 2017.

Chairperson Dickey-Gagnat called the public hearing to order at 7:54 pm in the Madden Room.

The Recording Secretary read the legal notice as published in the Journal Inquirer.

1. Public Hearing

Appl. 2797-17 – Jason Gill representing All Faith Memorial Chapel - request two variances to Table 4.4.4D: 1) a 46 foot variance to allow placement of a 30' x 40' garage 4 feet from the front property line (50 ft required); and 2) a 20 foot variance to allow same structure 0 feet from the side property line (20 ft required), on property located at 90 John Fitch Boulevard, I 291 Corridor Development Zone.

Mr. Gill presented the application. He has recently invested in new vehicles for the business and needs a way of protecting them from the weather and possible vandalism. The structure will be used as a garage for the vehicles and miscellaneous property maintenance equipment. There is no other place to put the shed on the property that would not take away more parking or inhibit emergency vehicle access requirements. The structure will be a steel frame, metal building constructed on a slab, with an overhang on the north side. He will lose 4 parking spaces that employees currently use. The garage will be the same color as the existing building. Placing the garage in the corner would also block the view of the gas station next door.

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Commissioner Carty recommended moving the building 2 feet from the side property line. Mr. Gill was agreeable to that recommendation. A survey could be done at some point to confirm the property line.

Motion to: close public hearing at 8:34 pm
Was made by Commissioner Kilburn
Seconded by Commissioner Etter
The motion: carried
Vote: unanimous

2. Deliberative Session

Appl. 2797-17 – Jason Gill representing All Faith Memorial Chapel - request two variances to Table 4.4.4D: 1) a 46 foot variance to allow placement of a 30' x 40' garage 4 feet from the front property line (50 ft required); and 2) a 20 foot variance to allow same structure 0 feet from the side property line (20 ft required), on property located at 90 John Fitch Boulevard, I 291 Corridor Development Zone.

Hardship for both variances: the unusual shape of the lot, the existing property pre-dates current zoning regulations and there is no other viable option for placement of the structure on the property.

Motion to: approve variance 1 to Table 4.4.4D: a 46 foot variance to allow placement of a 30' x 40' garage 4 feet from the front property line (50 feet required); with structure to be located no nearer than 4 feet from the property line on the Spielman Road side; on property located at 90 John Fitch Boulevard, I 291 Corridor Development Zone

Was made by Commissioner Etter
Seconded by Commissioner Kilburn
The motion: carried
Vote: Unanimous

Motion to: approve variance 2 to Table 4.4.4D: an 18 foot variance to allow same structure 2 feet from the side property line (20 feet required) on the southwest side, on property located at 90 John Fitch Boulevard, I 291 Corridor Development Zone, with the following condition: the proposed structure and slab must be situated parallel to the existing structure on the side facing Route 5.

Was made by Commissioner Etter
Seconded by Commissioner Kilburn
The motion: carried
Vote: Unanimous

Adjournment:

Motion to: adjourn the meeting at 8:42 pm
Was made by Commissioner Etter
Seconded by Commissioner McGuire
The motion: carried
Vote: unanimous

Respectfully submitted:

Donna Thompson
Recording Secretary