

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

Minutes

1

December 1, 2016

MEMBERS PRESENT: James Kupchunos, Joseph Etter, Teri Dickey-Gaignat (arrived at 8:18 pm)

ALTERNATES PRESENT: Elizabeth McGuire, sitting for Steven Carty
Paul Oates sitting for Teri Dickey-Gaignat
Edwina Futtner (arrived at 8:05 pm) sitting for Wayne Kilburn

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

The following are motions made during the December 1, 2016 Public Hearing/Regular Meeting.

Vice Chairperson Kupchunos called the meeting to order at 7:40 pm in the Madden Room.

Motion to: consider Item 4: New Business, first subject - Discussion regarding DMV licensing application procedure, out of agenda order

Was made by Commissioner Etter
Seconded by Commissioner Oates
The motion: carried
Vote: unanimous

Michele Lipe, Director of Planning, provided handouts and explanation of the DMV licensing process as it will affect the Zoning Board Appeals due to the change in state statute effective July 1, 2016. The commissioners received a draft of an application proposed by staff for their review and comments. The commissioners had previously received copies of the statute. The change affects the commissions that approve the DMV licensing. For the past ten years, the Planning and Zoning Commission (PZC) has had the responsibility for approving the licensing in South Windsor. With the statute change, the Zoning Board of Appeals will now have the responsibility for licensing approval in South Windsor. It is expected that the statute will be changed back to the PZC during the coming legislative session. The way the process works with the new legislation is a two step process. The applicant must go before PZC for their approval and then go before ZBA for their approval as required by the State at this time. When the PZC is solely responsible for approvals, it is a less complex one step process.

Vice Chairperson Kupchunos called the public hearing to order at 8:10 pm in the Madden Room.

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

1. Public Hearing

Appl. 2795-16 – Doug Corry on behalf of Bear's Smokehouse - request for a 31 ft variance to Table 4.1.6A to allow placement of a 12' x 20' shed 34 ft from front property line (65 ft required), on property located at 454 Ellington Road, RC Zone.

Presentation was made by Doug Corry on behalf of Bear's Smokehouse, the applicant. Mr. Corry stated that the need for this variance arose when it was discovered that the old survey of the boundary lines was inaccurate. A new survey was done and showed that the position of the shed was too close to the existing property line. It was decided to place the shed on the paved area of the parking lot instead of any grass area due to the way the property is zoned. There will be no loss of parking space and no change to the impervious coverage. The shed will not be permanently affixed to the parking lot - it is moved offsite for events several weeks of the year. The space on the other side of the building is used

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

Minutes

2

December 1, 2016

for storage and trash receptacles. There is no other place on the property to put the shed. It cannot be placed directly on the ground, so in order to place it on a grass area, a concrete pad would have to be built, which will increase the impervious coverage to a level requiring another variance. The left side of the main building is within the sideyard setback and already has an approved variance.

Motion to: close public hearing at 8:48 pm

Was made by Commissioner Oates

Seconded by Commissioner McGuire

The motion: carried

Vote: unanimous

2. Deliberative Session

Appl. 2795-16 – Doug Corry on behalf of Bear's Smokehouse - request for a 31 ft variance to Table 4.1.6A to allow placement of a 12' x 20' shed 34 ft from front property line (65 ft required), on property located at 454 Ellington Road, RC Zone.

Commissioners determined the hardship was the corner lot requiring two 65 foot front yard setbacks and the impervious coverage requirement.

Motion to: approve Appl. 2795-16 – Doug Corry on behalf of Bear's Smokehouse - request for a 31 ft variance to Table 4.1.6A to allow placement of a 12' x 20' shed 34 ft from front property line (65 ft required), on property located at 454 Ellington Road, RC Zone.

Was made by Commissioner Oates

Seconded by Commissioner Futtner

The motion: carried

Vote: 4 yeas – Oates, McGuire, Futtner, Kupchunos; 1 nay – Etter.

Vice Chair Kupchunos recessed meeting for 5 minutes at 9:02 pm. The meeting resumed at 9:07 pm.

Approval of Minutes:

Motion to: approve minutes of 9/1/2016

Was made by Commissioner Oates

Seconded by Commissioner McGuire

The motion: carried

Vote: unanimous

New Business:

Second item under New Business: The proposed Meeting Schedule for 2017 was presented to the commission for their review and comments.

Motion to: approve the 2017 Meeting Schedule as presented

Was made by Commissioner Dickey-Gagnat

Seconded by Commissioner Kupchunos

The motion: carried

Vote: unanimous – Commissioners Dickey-Gagnat, Kupchunos and Etter voted yea for approval; Alternates McGuire, Oates and Futtner did not vote.

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

Minutes

3

December 1, 2016

Old Business:

Proposed by-laws revisions were distributed to commissioners by Commissioner Etter for their review.

Adjournment:

Motion to: adjourn the meeting at 9:30 pm

Was made by Commissioner Futtner

Seconded by Commissioner Etter

The motion: carried

Vote: unanimous

Respectfully submitted:

Donna Thompson

Recording Secretary

Approved: February 2, 2017