

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

Minutes

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February 1, 2018

MEMBERS PRESENT: James Kupchunos, Steve Carty, Erik Dabrowski, Wayne Kilburn

ALTERNATES PRESENT: Elizabeth McGuire

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

The following are motions made during the February 1, 2018 Public Hearing/Regular Meeting.

Acting Chairman James Kupchunos called the public hearing to order at 7:30 pm.

The Recording Secretary read the legal notice as published in the Journal Inquirer on Saturday, January 20, 2018 and Saturday, January 27, 2018.

The Acting Chair appointed Alternate Member McGuire to be seated for Board Member Joseph Etter.

Public Hearing / Madden Room

Appl. 2809-18 – Sarah L. Jewett - request for a 3 ft variance to Table 3.1.2A to allow an addition to an existing garage 7 ft from the side property line (10 ft required), at 66 Farmstead Dr., A-20 Zone.

Ms. Jewett and her fiancé, Len Cooke, presented the application. Mr. Cooke stated that the existing house is going to be taken down to the foundation and re-built with a small addition to the back of the house, a second story on the main part of the structure and a two car garage. A variance would be needed to add the second bay to the current one car garage. The hardships occurring with the property include the location of the sewer pipe from the rear of the house to the street; the topography of the lot – sloping down in the rear; unknown location of previous septic system.

Board members questioned whether the house could be rebuilt further to the right thus eliminating the need for a variance for the garage. The applicants did not believe that was feasible due to the possible restrictions associated with the location of the sewer pipe from the house to the street, the location of the septic system and the location of the well. The applicants did not have documentation showing these locations.

Board members requested additional information regarding location of the sewer pipe from the house to the street, location of septic system, location of well and any other information to help determine the hardship.

Motion to: continue the public hearing to the March 1, 2018 meeting in order for the applicant to provide additional information regarding sewer line location, dimensions of lateral, location of well, location of septic system or was it removed, as well as any other documentation to augment their application

Was made by Board Member Kilburn

Seconded by Board Member Dabrowski

The motion: Carried

Vote: Unanimous

Appl. 2810-18 – Hartford Truck Equipment, Inc. - request for approval of a Department of Motor Vehicle license for general repair of motor vehicles, on property located at 95 John Fitch Boulevard, GC Zone.

Blake Brannon, owner, represented the applicant. The applicant recently moved to a new location and would like to transfer their existing license to the new facility.

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Motion to: approve Appl. 2810-18 as presented. This approval is based on plans prepared by Design Professionals, Inc., project #1678 dated August 31, 2016 as revised and approved by the South Windsor Planning and Zoning Commission on October 4, 2016.

Was made by Board Member Carty
Seconded by Board Member Dabrowski
The motion: Carried
Vote: unanimous

Approval of Minutes

Motion to: approve minutes of December 7, 2017
Was made by Board Member Dabrowski
Seconded by Board Member McGuire
The motion: Carried
Vote: 3 yea – Dabrowski, McGuire, Kupchunos; 2 abstain – Carty, Kilburn

New Business: none

Old Business: Review of Bylaws

Motion to: present suggestions for revisions to the current by-laws at the next meeting scheduled for March 1, 2018
Was made by: Board member Dabrowski
Seconded by: Board Member Kilburn
The motion: Carried
Vote: unanimous

Correspondence: CT Federation of Planning and Zoning Agencies Quarterly Newsletter for Winter 2018

Copies of the newsletter were distributed to each of the board members for their review of the articles pertaining to variances.

Adjournment:

Motion to: adjourn the meeting at 8:22 pm
Was made by Board Member Dabrowski
Seconded by Board Member Carty
The motion: Carried
Vote: Unanimous

Respectfully submitted:

Donna Thompson
Recording Secretary

Approved: March 1, 2018