

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

Minutes

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March 1, 2018

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

ALTERNATES PRESENT: Elizabeth McGuire, Paul Oates

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

The following are motions made during the March 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, February 17, 2018 and Saturday, February 24, 2018.

The Acting Chair appointed Alternate Member McGuire to be seated for Board Member Joseph Etter for the continuation of the public hearing for Appl. 2809-18. Ms. McGuire was seated for the absent Mr. Etter at the opening of the public hearing for this application on February 1, 2018.

Board Member Etter was seated for the public hearing and deliberations for Appl. 2811-18 and all subsequent Board business.

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.
(continued from 2/1/2018)

Ms. Jewett and Len Cooke provided the documentation the Board had requested regarding the location of the sewer line from the rear of the house to the street. The information was obtained from the Town's Health Department and a copy given to each Board Member. Mr. Cooke stated that they had met with Bobb Grillo from the Town's Engineering Department and Michele Lipe, Director of Planning, and that Mr. Grillo had stated that following the Town's "best practices", the foundation could not be placed closer than five feet to the sewer line. Five to ten feet would be preferred. Therefore, there is not enough room to reconstruct the house in that direction. The location of the sewer line is the hardship associated with this application.

Ms. Jewett and Mr. Cooke also provided a letter of support for their application from the neighbor closest to and most affected by the requested variance. Mr. Lou Pietros, 82 Farmstead Drive, stated that he had been informed of the proposed plan and has no concerns with this plan.

Motion to: close the public hearing on Appl. #2809-18 at 7:41 pm

Was made by: Board Member Dabrowski

Seconded by: Board Member Carty

The motion: Carried

Vote: Unanimous

Appl. 2811-18 – KAZ Equipment LLC - request for approval of a Department of Motor Vehicle New Car Dealers license for retail sale of equipment trailers, on property located at 67 McGuire Road, GC Zone.

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Joe Kazimierz, owner, represented the applicant. Mr. Kazimierz stated that they have a valid license for this purpose but they need to expand and are moving to a new location. Due to this change in location a new approval is necessary.

Motion to: close the public hearing on Appl. 2811-18 at 7:44 pm

Was made by: Board Member Etter

Seconded by: Board Member Dabrowski

The motion: Carried

Vote: Unanimous

Deliberative Session:

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.

The Board was in agreement that the information provided by the applicant at this time was sufficient to establish the location of the sewer line as the hardship.

Motion to: approve Appl. 2809-18 as presented

Hardship: location of the sewer line

Was made by: Board Member Kilburn

Seconded by: Board Member Dabrowski

Motion: carried

Vote: unanimous

Appl. 2811-18 – KAZ Equipment LLC - request for approval of a Department of Motor Vehicle New Car Dealers license for retail sale of equipment trailers, on property located at 67 McGuire Road, GC Zone.

Motion to: approve Appl. 2811-18 as presented

Was made by: Board Member Etter

Second: Board Member Carty

Motion: carried

Vote: unanimous

Approval of Minutes

Motion to: approve minutes of February 1, 2018

Was made by Board Member Kilburn

Seconded by Board Member Dabrowski

The motion: Carried

Vote: unanimous

New Business: none

Old Business:

Election of Officers

Motion to: nominate Erik Dabrowski for Chairperson

Was made by: Board Member Kilburn

Seconded by: Board Member Etter

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Motion to: nominate James Kupchunos for Chairperson
Was made by: Board Member Carty
Seconded by: Board Member Kupchunos

Nominations were closed.

Vote: for Erik Dabrowski - 3 yea (Dabrowski, Kilburn, Etter)
Vote: for James Kupchunos - 2 Yea (Carty, Kupchunos)

Erik Dabrowski elected Chairperson.

Motion to: nominate Wayne Kilburn as Vice Chairperson
Was made by: Board Member Etter
Seconded by: Board Member Dabrowski
The motion: carried
The vote was as follows: 3 yea (Dabrowski, Kilburn, Etter)

Motion to: nominate Steve Carty as Secretary
Was made by: Board Member Etter
Seconded by: Board Member Dabrowski
The motion: carried
The vote was as follows: unanimous

Review of Bylaws

Board Member Kilburn requested that the definition of Regular Member be clarified and stated in the by-laws. Board Member Carty agreed and further stated that he feels no other changes are needed. Chair Dabrowski stated that he would like the Board Members to present any suggestions for revisions to the by-laws at the next meeting, currently scheduled for April 5, 2018. Mr. Dabrowski also stated that if there were no revisions presented at that meeting the review of the by-laws would be considered complete and no further discussion would be warranted at this time.

Correspondence: none

Adjournment:

Motion to: adjourn the meeting at 8:28 pm
Was made by Board Member Kilburn
Seconded by Board Member Kupchunos
The motion: Carried
Vote: Unanimous

Respectfully submitted:

Donna Thompson
Recording Secretary

Approved: April 5, 2018