

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

**Minutes**

1

**September 6, 2018**

**MEMBERS PRESENT:** Wayne Kilburn, Teri Parrott, Erik Dabrowski, Steve Carty

**ALTERNATES PRESENT:** Paul Oates, Elizabeth McGuire, Edwina Futtner

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

The following are motions made during the September 6, 2018 Public Hearing/Regular Meeting.

Chairman Erik Dabrowski called the public hearing to order at 7:30 pm.

Chair Dabrowski appointed Alternate Member McGuire to be seated for Board Member James Kupchunos.

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

**Public Hearing / Madden Room**

Appl. 2818-18 – Jared and Mindy Lewis – request for a 10 ft variance to Table 3.1.2A to allow a two story addition 10 ft from side yard property line (20 ft required), on property located at 681 Chapel Road, RR Residential Zone.

Jared Lewis presented the application. Mr. Lewis stated that they need to make improvements and modernizing to the house and property to accommodate the needs and safety of family and visitors. The addition would be a two car garage with living space above. The driveway would be moved from Chapel Road to Long Hill Road, which has less traffic. The area where the driveway is currently would be enclosed creating more privacy and reduce safety concerns for children and pets. The current entry into the house is by steep stairs from the existing driveway. The new entry way will be direct access from a level surface. The well is positioned in the current driveway as to make the existing garage unusable. Mr. Lewis stated the hardships associated with this application are that it is a corner lot; the topography of the property; the existing stairs from driveway to house can be unsafe; water well is in a hazardous place, number of cars that turn around in the driveway is dangerous.

Board Members summarized hardships to be: location of well, topography, 2-50 ft setbacks due to corner lot, the buildable area is very small and the property is non-conforming already.

Close hearing @ 7:56 pm  
Was made by Board Member Kilburn  
Seconded by Board Member Carty  
The motion: Carried  
Vote: Unanimous

Deliberative Session:

Appl. 2818-18 – Jared and Mindy Lewis – request for a 10 ft variance to Table 3.1.2A to allow a two story addition 10 ft from side yard property line (20 ft required), on property located at 681 Chapel Road, RR Residential Zone.

An additional fact was stated that the house was built before the current regulations came into effect.

Hardship: topography, nonconforming, small buildable area

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***2***

***September 6, 2018***

Motion to: approve #2818-18  
Made by: Board Member Carty  
Second: Board Member Parrott  
Motion: carried  
Vote: Unanimous

**Approval of Minutes**

Motion to: approve minutes of July 12, 2018  
Was made by Board Member Carty  
Seconded by Board Member McGuire  
The motion: Carried  
Vote: Unanimous

**Public Participation:**

**New Business:** ZBA Training by Attorney Morris Borea

There was a roundtable discussion led by Attorney Borea, who responded to questions and concerns from Board Members.

**Old Business:** none

**Correspondence:** none

**Adjournment:**

Motion to: adjourn the meeting at 9:03 pm  
Was made by Board Member Kilburn  
Seconded by Board Member Parrott  
The motion: Carried  
Vote: Unanimous

Respectfully submitted:

Donna Thompson  
Recording Secretary

**Approved: October 4, 2018**