

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

Minutes

1

September 1, 2016

MEMBERS PRESENT: Teri Dickey-Gaignat, Wayne Kilburn, Steven Carty

ALTERNATES PRESENT: Elizabeth McGuire, sitting for James Kupchunos

STAFF PRESENT: Donna Thompson, Recording Secretary

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

Chairperson Dickey-Gaignat called the public hearing to order at 7:30 pm in the Madden Room.

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

1. Public Hearing

Appl. 2794-16 – Robert Mannarino c/o The Windsor Learning Center, Inc. - request for a 17.7 ft variance to Table 3.1.2A to allow the construction of a 2,800 sf single-story addition to the existing daycare facility, to be located 32.3 ft from the rear property line (50 ft required), on property located at 1250 Ellington Road, RR Zone.

Commissioner Carty stated for the record that his son had attended the Learning Center for a few years, approximately 2006-2009, and that he would be able to impartially review this application. He felt there was no conflict of interest.

Robert Mannarino, owner/applicant presented the application. Mr. Mannarino presented background information regarding the special exception approved by the Planning and Zoning Commission in 1997 to allow the daycare facility in a residential area. Mr. Mannarino stated that a variance would not be needed if this business was located in a commercial zone as the setback requirements would be different. The proposed plan would locate the addition at the back of the existing structure. There would be room for additional parking in the front, a safer drop off area for the children and be more aesthetically pleasing. Mr. Mannarino also stated that there is an alternative plan that would not require a variance. The addition would be attached to the front; restricting parking and not be as attractive. The proposed addition could be smaller but this would be the preferred size and would allow increased attendance at the day care. The playground would remain at the rear of the property but would have to be moved from its current location. Additional parking would also improve traffic flow when picking up and dropping off children.

Commissioner Carty read into the record two letters of support from abutting property owners for the proposed plan.

Motion to: close public hearing at 8:03 pm
Was made by Commissioner Dickey-Gaignat
Seconded by Commissioner Carty
The motion: carried
Vote: unanimous

2. Deliberative Session

Appl. 2794-16 – Robert Mannarino c/o The Windsor Learning Center, Inc. - request for a 17.7 ft variance to Table 3.1.2A to allow the construction of a 2,800 sf single-story addition to the existing daycare facility, to be located 32.3 ft from the rear property line (50 ft required), on property located at 1250 Ellington Road, RR Zone.

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2

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Commissioners viewed the proposed plan favorably but determined there was no valid hardship.

Motion to: deny Appl. 2794-16 – Robert Mannarino c/o The Windsor Learning Center, Inc. - request for a 17.7 ft variance to Table 3.1.2A to allow the construction of a 2,800 sf single-story addition to the existing daycare facility, to be located 32.3 ft from the rear property line (50 ft required), on property located at 1250 Ellington Road, RR Zone.

Was made by Commissioner Kilburn

Seconded by Commissioner Carty

The motion: carried

Vote: unanimous

Approval of Minutes:

Motion to: approve minutes of 7/7/2016

Was made by Commissioner Kilburn

Seconded by Commissioner McGuire

The motion: carried

Vote: unanimous

New Business: Commissioner McGuire had some questions regarding meeting procedures/etiquette, FOI/training. She would like a written directive from town staff to the Commissioners regarding proper behavior (i.e., no personal conversations with members of the public; no texting during meeting) Commissioner Kilburn stated again that he feels all information regarding an application should be come directly from staff, not in the form of handouts from the applicant the night of the meeting. He would like a copy of applicant's instructions available to all the Commissioners. Recording secretary will follow up regarding FOI training; ZBA instructions to applicants; information to Commission regarding proper meeting etiquette – copy of Robert's Rules?

Old Business: By-laws Revisions – Tabled to next meeting due to the absence of Commissioner Etter. Commissioners are considering a special meeting just to review the bylaws.

Adjournment:

Motion to: adjourn the meeting at 8:37 pm

Was made by Commissioner Kilburn

Seconded by Commissioner Carty

The motion: carried

Vote: unanimous

Respectfully submitted:

Donna Thompson
Recording Secretary

Approved: December 1, 2016