

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

Minutes

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September 7, 2017

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

ALTERNATES PRESENT: Edwina Futtner, Elizabeth McGuire

STAFF PRESENT: Pamela Oliva, Zoning Enforcement Officer
Lauren Zarambo, Recording Secretary

The following are motions made during the September 7, 2017 Public Hearing / Regular Meeting.

Acting Chairman Kupchunos called the public hearing to order at 7:32 p.m.

The Recording Secretary read the legal notice as published in the Journal Inquirer on Saturday, August 26, 2017 and Saturday, September 2, 2017.

PUBLIC HEARING / MADDEN ROOM

1. **Appl. 2803-17 – Gary & Nicole Grilli** – request for a 9 foot variance to Table 3.1.2A to allow placement of a 28' by 25' garage 11 feet from the property line (20 ft required), on property located at 80 Berle Road, AA-30 Residential zone.

Acting Chairman Kupchunos announced the applicant requested an extension for their application and has postponed their presentation until the next ZBA meeting scheduled for October 5, 2017.

2. **Appl. 2804-17 – Nancy Bassos** – request for a 5 foot variance to Table 3.1.2A to allow placement of a garage 5 feet from the property line (10 ft required) on property located at 137 Farnham Road, A-20 Residential zone

Mrs. Nancy Bassos presented the request to allow placement of a garage 5' from her property line where she has resided for the last 50 years. The hardship faced is that it is a corner lot with two front yard setbacks of 40 feet. There is currently no garage associated with the house and the neighboring property has no issue with the placement of a garage.

Mr. Kupchunos asked if it would be a detached structure. Mrs. Bassos described the 12' x 24' vinyl sided garage from Kloter Farms.

Mr. Etter asked for pictures of the garage to be installed and if it could be located closer to the house. It was determined it could not be moved closer without the danger of hitting the house with the car or doors. Mrs. Bassos stated the garage will match the house with the same shingle look and color and will have a gravel base.

Mr. Kilburn asked if the neighbor directly next to the property was notified. Mrs. Bassos stated her neighbor received a letter and has no issue with the garage location. She noted the neighbor had also previously received a variance. Mr. Etter asked if the previous variance was part of the packet. Ms. Oliva supplied a copy of the variance received in 1975 to the Board.

Ms. McGuire asked about the look of the structure and Mrs. Basso described the vinyl sided structure as having a pitched roof and a single door at the house side for accessibility. It will be placed on a gravel base with a ramp. Mr. Carty confirmed it's location at the end of the driveway.

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June 1, 2017

Acting Chairman Kupchunos asked for public comment.
No one spoke for or against the application.

Motion to: close public hearing at 7:55 p.m.

Was made by: Board Member Kilburn

Seconded by: Board Member Dabrowski

The motion: Carried

Vote: Unanimous

DELIBERATIVE SESSION

1. **Appl. 2803-17 – Gary & Nicole Grilli** – request for a 9 foot variance to Table 3.1.2A to allow placement of a 28' by 25' garage 11 feet from the property line (20 ft required), on property located at 80 Berle Road, AA-30 Residential zone.

Postponed until the October 5, 2017 meeting.

2. **Appl. 2804-17 – Nancy Bassos** – request for a 5 foot variance to Table 3.1.2A to allow placement of a garage 5 feet from the property line (10 ft required) on property located at 137 Farnham Road, A-20 Residential zone.

Motion to: approve Appl. 2804-17 as presented as the hardship is clear because of the corner lot with zero ability to work on one side and very little space on the other.

Was made by: Board Member Kilburn

Seconded by: Board Member Dabrowski

The motion: Carried

Vote: Unanimous

Approval of Minutes

Motion to: approve minutes of June 1, 2017

Was made by: Board Member Carty

Seconded by: Board Member Etter

The motion: Carried

Vote: Unanimous

A 5 minute recess was called by Mr. Etter at 8:02 p.m. The meeting resumed at 8:04 p.m.

New Business: Election of Chairman

Mr. Kilburn asked whether the Vice Chairman could fill the vacancy of Chairman for the duration of the term. Ms. Oliva read from the Bylaws that in the event any position becomes vacated an election will take place to fill the position.

Mr. Kupchunos asked for nominations for Chairman.

Board Member Dabrowski nominated Joseph Etter for Chairman.
There was no second to the motion.

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June 1, 2017

Board Member Carty nominated James Kupchunos for Chairman.
There was no second to the motion.

The Election of Chairman was tabled by Board Member Etter.
Motion seconded by Board Member Dabrowski.
The motion: Carried
Vote: Unanimous

Old Business: Proposed Bylaws Revisions to be addressed

Mr. Etter stated there are many things to be addressed in the Bylaws and that he has presented drafts and has asked for input but has not received any feedback. He stated he will send out a copy of the draft to all board members for comment.

Mr. Kupchunos asked if the document required word editing. Mr. Etter stated it is about content which is not correct or omitted and needs clarification. Mr. Dabrowski asked why a rewrite is necessary citing other commission's bylaws which may not be perfect but work. Mr. Etter stated the bylaws as written do not cover some situations and the language is ambiguous. Mr. Carty stated he could not recall any issues that have come up over the years because of the bylaws. Ms. Oliva agreed. Ms. McGuire stated a bylaw committee is usually active in making changes and suggested going over the bylaws line by line at an upcoming meeting for approval.

Mr. Etter will send out a draft to all members for comment and the item will be placed on the next agenda.

Correspondence:

The Acting Chairman asked if Recording Secretary Donna Thompson will be returning to work. Ms. Oliva stated the Town Manager's office was hopeful that she would return in September.

Adjournment:

Motion to: adjourn the meeting at 8:24 p.m.
Was made by: Board Member Dabrowski
Seconded by: Board Member Etter
The motion: Carried
Vote: Unanimous

Respectfully submitted:
Lauren Zarambo
Recording Secretary

Approved: October 5, 2017