

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

**Minutes**

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**June 4, 2015**

**MEMBERS PRESENT:** James Kupchunos, Teri Dickey-Gaignat, Steven Carty, Joseph Kennedy

**ALTERNATES PRESENT:** Wayne Kilburn  
Elizabeth McGuire

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

The following are motions made during the June 4, 2015 Regular Meeting.

Chairperson Kupchunos called the public hearing to order at 8:00 pm in the Madden Room. The Chair appointed Wayne Kilburn to sit for Joseph Etter for Appl. 2780-15.

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

**Public Hearing**

Appl. 2780-15 – Michael J. and Sandra N. Armentano, 92 Gail Lane, South Windsor, CT – request for a 0.35 foot variance to Section 11.1 to allow an 89.65 foot frontage (90 feet required) on property located at 92 Gail Lane, A-20OS (A-20 Open Space) Zone.

Ken Slater, Attorney for Mr. and Mrs. Armentano, presented the application. Attorney Slater stated that the parties had reached an agreement for an adjustment to the property line to accommodate the disputed parcel. The variance request is for 4.2 inches at the front corner of the lot due to this adjustment of the property line. The Armentano's lot will be non-conforming if this adjustment is made without a variance being granted. If the variance is not granted the case would have to go to court for resolution due to a claim of adverse possession that the neighbors would bring against the Armentano's. If the variance is granted both lots will be in compliance with current zoning regulations. Commissioners determined that it is unclear what the hardship is at this time and would like clarification from the Town's Attorney prior to closing the public hearing.

Motion to: keep the public hearing open to obtain a legal opinion from the Town's Attorney regarding adverse possession and hardship. A special meeting will be tentatively scheduled for June 25, 2015 at 7:30 pm.

Was made by Commissioner Kilburn  
Seconded by Commissioner Carty  
The motion: carried  
Vote: unanimous

**Old Business:**

Submission of Proposed Revisions to By-laws – This item was tabled due to Commissioner Etter's absence.

**New Business:**

Discussion regarding scheduling of an upcoming Training Session entailed determining a date and time for the meeting based on availability of Town Attorney Keith Yagaloff. Ms. Oliva will contact Attorney

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Yagaloff's office with the date, July 9, 2015 at 7:00 pm in the Madden Room at Town Hall and some suggestions of information to be covered.

**Adjournment:**

Motion to: adjourn the meeting at 9:23 pm  
Was made by Commissioner Dickey-Gagnat  
Seconded by Commissioner Kilburn  
The motion: carried  
Vote: unanimous

Respectfully submitted:

Donna Thompson  
Recording Secretary

**Approved: September 3, 2015**