

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

Minutes

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September 3, 2015

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

ALTERNATES PRESENT: Edwina Futtner
Elizabeth McGuire

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

Chairperson Kupchunos called the public hearing to order at 7:30 pm in the Madden Room. The Chair appointed Edwina Futtner to sit for Joseph Etter.

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

Public Hearing

Appl. 2781-15 – Scott Leonard, 110 Lavender Lane, Rocky Hill, CT – request for a 10 foot variance to Table 4.1.6A to allow construction of a 14' x 24' shed located 5 feet from the rear buffer line (15 feet required – resulting in the shed 25 feet from the rear property line) on property located at 1000–1006 Sullivan Avenue, GC (General Commercial) Zone.

Ben Wheeler from Design Professionals represented the applicant. Mr. Wheeler stated that the shed would be used for storing equipment needed by Mr. Leonard to maintain the property. The shed would be of similar color to the existing structures currently located on the parcel. Mr. Wheeler reviewed some of the nineteen points presented in the narrative provided to the commissioners prior to this meeting. The proposed location for the shed is in the northwest (rear) corner of the property and will not likely be visible from Sullivan Avenue. The shed will be 100 feet from the nearest residence to the north and not likely visible to the residences due to two heavily vegetative buffers and a stockade fence. Parking on the property will still conform to zoning regulations even though two employee parking spaces will be eliminated to accommodate the shed in this location. Even with the addition of the shed, the property will continue to conform to zoning requirements for lot coverage, for the amount of building on the site. Impervious coverage requirements will also be met. The variance request is specifically for this shed on this particular location, not for the entire rear of the property.

Commissioner Carty questioned whether the shed could be smaller, shifted slightly in alignment and location, or placed in an alternate location such as the northeast corner so that the need for a variance might be eliminated. Mr. Wheeler stated that the applicant needs that size shed, that a variance would still be needed even if the shed was shifted, and that the alternate corner could be affected by future development of the adjacent property.

In response to commissioners' questions, Mr. Wheeler stated that this is the most feasible location for the shed due to visibility, accessibility, access management, future possible development of abutting property, greater impact from loss of more accessible parking spaces, size of shed needed by applicant.

Motion to: close public hearing at 8:01pm
Was made by Commissioner Carty
Seconded by Commissioner Kennedy
The motion: carried
Vote: unanimous

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September 3, 2015

Appl. 2783-15 – Rene Guimond, 19 Gail Lane – request for a 6 foot variance to Table 3.1.2A to allow the existing structure to remain 4 feet from the side property line (10 feet required) on property located at 19 Gail Lane, A-20 Zone.

Mr. Guimond stated that the modifications and additions to the structure were done at least 25 years ago. He was told that he could add a garage by the building official at that time, but no permit was issued for this addition. Mr. Guimond is now in need of a variance to accommodate the garage's location, which is too close to part of the property line, which is irregular in alignment.

Motion to: close public hearing at 8:16 pm
Was made by Commissioner Kennedy
Seconded by Commissioner Dickey-Gaignat
The motion: carried
Vote: unanimous
Deliberative Session

Deliberative Session

Appl. 2781-15 – Scott Leonard, 110 Lavender Lane, Rocky Hill, CT – request for a 10 foot variance to Table 4.1.6A to allow construction of a 14' x 24' shed located 5 feet from the rear buffer line (15 feet required – resulting in the shed 25 feet from the rear property line) on property located at 1000–1006 Sullivan Avenue, GC (General Commercial) Zone.

Hardship: irregular shape of the property

Motion to: approve Appl #2781-15, with the following condition: variance is granted for this specific shed at the specific location as shown on plans submitted by Design Professionals dated 6/18/2015, Project #1585

Was made by Commissioner Kennedy
Seconded by Commissioner Dickey-Gaignat
The motion: carried
Vote: 4 yea (Kupchunos, Dickey-Gaignat, Kennedy, Futtner; 1 nay (Carty)

Appl. 2783-15 – Rene Guimond, 19 Gail Lane – request for a 6 foot variance to Table 3.1.2A to allow the existing structure to remain 4 feet from the side property line (10 feet required) on property located at 19 Gail Lane, A-20 Zone.

Hardship: shape of property and irregular property line

Motion to: approve Appl #2783-15, for the existing structure
Was made by Commissioner Kennedy
Seconded by Commissioner Futtner
The motion: carried
Vote: unanimous

Approval of Minutes:

Motion to: approve minutes of 6/4/2015
Was made by Commissioner Carty
Seconded by Commissioner Dickey-Gaignat

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September 3, 2015

The motion: carried
Vote: unanimous

Old Business: Bylaws revisions tabled due to absence of Commissioner Etter.

New Business: Commissioners that attended the training session conducted by Town Attorney Keith Yagaloff on July 9, 2015 agreed that it was productive and should be considered every two years or as new commissioners are appointed.

Adjournment:

Motion to: adjourn the meeting at 8:25 pm
Was made by Commissioner Dickey-Gagnat
Seconded by Commissioner Futtner
The motion: carried
Vote: unanimous

Respectfully submitted:

Donna Thompson
Recording Secretary

Approved: October 1, 2015