

ZONING BOARD OF APPEALS
MEETING MINUTES
REGULAR MEETING
NOVEMBER 12, 2019
7:30 PM
MUNICIPAL CENTER ROOM 300

PRESENT: P. Autunno, J Autunno, B. Ouellette, S. Shaw, R. Michalik, (R. Macellaro – Alternate Member)

ABSENT: J. Ricci – Alternate Member

STAFF: J. Bossi

The November ZBA Regular Meeting was called to order by the Chairperson at 7:30 PM.

I. ROLL CALL:

Five Regular members were present and as such a quorum was achieved.

II. UNFINISHED:

There was no Unfinished Business to be addressed.

Staff Member J. Bossi requested the ZBA consider adding a new item to the agenda under New Business to permit the property owner of 115 Woodford Avenue Extension an opportunity to informally discuss with the Board a potential variance request for relief regarding a fence height in the front yard at her home.

A motion was made by: R Michalik to add an informal discussion of a possible future variance request regarding the height of a fence in the front yard of 115 Woodford Avenue Extension.

Seconded by S Shaw

All in Favor 5-0 Motion Passes

III. PUBLIC HEARING:

1. **Application 19-11-01 Rogalski of 136 Milford Street Extension requests a variance to the rear setbacks for the purposes of installing a shed.**

Mr. Rogalski presented his reasoning why he should be granted a variance to the required rear setbacks so he could install a 12 by 25 shed. During his presentation, he stated the shed of the proposed size needed to be placed as proposed because he had no other place to put the shed. A garden and a pool to be built occupies or will occupy the remainder of the rear yard.

Questioning from the Board followed. Members stated that they were struggling in determining the hardship. The shed's location and size could be altered to avoid the need for a variance. The applicant didn't indicate a compromise location and/or size was acceptable. There were no comments from the public. The chairman closed the Public Hearing.

2. **Application 19-11-02 Anna Dacewicz of New Britain requests a variance to the front yard setbacks to permit the construction of an enclosed entry way for a property at 25 Ashford Road.**

Ms. Dacewicz and Kamil Dacewicz presented their reasoning why a variance should be granted. They stated it was for the safety of their children and energy efficiency reasons. Additionally, they stated the hardship was the structure was 60-year-old and at that time it was customary for residential buildings to be built on the front building line.

Questioning from the Board followed. A question to whether the addition would be enclosed was asked. Comments were made that this request was similar to several others recently granted. There were no comments from the public. The Chairman closed the Public Hearing.

IV. NEW BUSINESS

Request to approve Application #19-11-01 Janusz Rogalski of 136 Milford Street Extension seeking a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Subsection B Minimum Yard Requirements - Minimum Rear Yard to reduce the required minimum rear yard from thirty (30) feet to three (3) feet for a property located at 136 Milford Street Extension for the purposes of constructing a shed.

A motion to approve the request was made: by R. Michalik

Seconded by: S. Shaw

Discussion followed. It was the members opinion that a hardship did not exist. Additionally, they noted safety concerns if the shed was placed as proposed. The chairman called for a vote.

All in favor 0-5 Motion Failed (Opposed: P. Autunno, J. Autunno, B. Ouellette, S. Shaw, and R. Michalik).

Application #19-11-01 was denied.

Request to approve Application #19-11-02 Anna Dacewicz of New Britain seeking a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Subsection B Minimum Yard Requirements – Minimum Front Yard to reduce the required Minimum Front Yard from twenty-four (24) feet to sixteen (16) feet for a property located at 25 Ashford Road for the purposes of constructing a front vestibule.

A motion to approve the request was made by: R. Michalik
Seconded by: J. Autunno.

Discussion followed. The Board accepted/agreed with the hardship presented by the applicant and believed the variance request was reasonable. The chairman called for a vote.

All in Favor 5-0 Motion Passes

Application #19-11-02 was approved

Informal Discussion of a potential variance request at 115 Woodford Avenue

Extension

The property owner of 115 Woodford Avenue Extension, Angela Chapman, presented the reasons and circumstances why she desired a variance, to extend a 6-foot-high fence from the building line to the street line. The Board given the circumstances was agreeable in concept to grant a variance if an application requesting such was presented to them for consideration.

V. MINUTES:

A motion to approve the minutes was made by: J. Autunno

Seconded by: R. Michalik with one exception.

The Board wanted to clarify that during the October Meeting they voted 5-0 to affirm the Zoning Enforcement Officer's decision that the existing signage were banners.

The Chairman called for a vote.

All in Favor 5-0 Motion Passes

VI. EXECUTIVE SESSION

There were no items to discuss in Executive Session.

VII. BILL & COMMUNICATION:

There were no items to discuss in Bills and Communications.

VII. ADJOURNMENT:

A motion was made by: J. Autunno

Seconded by: B Ouellette.

**All in Favor 5-0.
PM.**

Motion passes

The meeting was adjourned at 8:15

Respectfully Submitted By:

John R. Bossi, Director of Technical Services and Amber Viteri, Recording Secretary