

**ZONING BOARD OF APPEALS
MINUTES
June 14th, 2021**

**REGULAR MEETING AT 7:30 P.M.
MUNICIPAL CENTER**

**ROOM 304
COUNCIL CHAMBERS**

PRESENT: S. Shaw, J. Autunno, R. Michalik, and P. Autunno Jr

STAFF: John Bossi, Town Engineer, Garrett Daigle, Assistant Town Planner

ALTERNATES:

ABSENT: R. Drezek (Excused)

I. ROLL CALL:

There was quorum

II. UNFINISHED BUSINESS:

None

III. PUBLIC HEARING:

1. **Application #21-05-03** Antonino Lappostato, of 133 Arcadia Avenue seeks a variance to Article 4 Basic Standards, Section 4.07 Fences, Paragraph 3a and 3c to permit the installation of a four (4') foot high vinyl picket fence in lieu of a maximum three (3') foot high fence in the front yard and extending the fence within three (3) feet of the property line in lieu of the minimum setback of

twenty-five (25) feet for a property known as 133 Arcadia Avenue. (Tabled from May 10, 2021)

The applicant was not present.

The application was tabled to the July 12th, 2021 meeting.

2. **Application #21-06-01** Michael Ricci of Plantsville, Connecticut seeks a variance to Article 1, Residential Zones, Section 1.04 Use Regulations, Sub-section F Accessory Apartments to permit the construction 621 square foot accessory apartment which is greater in size than the thirty (30%) percent allowed by regulation for a property known as 14 Parkside Drive.

Michael Ricci, the applicant, was present. The applicant does have approval to the previous site plan to add an accessory apartment to the house and the kitchenette was added for more privacy.

Judy and Joseph Gazudex, owners of the location, spoke for the approval of the application.

3. **Application #21-06-02** Amanda Rosario of 85 Sunset Avenue seeks a variance to Article 4 Basic Standards, Sub-section 4.07 Fences, Paragraph 3A to permit the installation of a six (6') foot fence in the required front yard where the maximum height of a fence is three (3) feet for a property known as 85 Sunset Avenue.

Amanda Rosario, 85 Sunset Avenue, was present. Rosario gave a quick presentation on the location and where the fence would be built. There would be no vision impairment by the fences and would add additional privacy and protection for the family. There have been no concerns with neighbors or opposition to the application. The applicant is willing to compromise the six (6') foot fence to ten (10') feet from the property line.

4. **Application #21-06-03** David Garewski of 17 Jude Road seeks a variance to Article 1, Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirements, Paragraph 4 to permit the construction of a 1836 square foot attached garage where the maximum permitted by regulation is 1350 square feet for a property known as 17 Jude Road.

David Garewski, the applicant, was present. The garage eventually will be a part of the house. The garage will remain mostly in the back of the house. There are four sheds on the property that warrant for the garage storage and will be removed. The garage will mostly be used for storage whereas the rest of the backyard will be used for parking cars and boats. Letters from the neighbors were given for review and are all in approval for the application. It was recommended for the applicant to provide a full site plan of the project for the commission.

IV. NEW BUSINESS:

1. Request to approve **Application #21-05-03** Antonino Lappostato, of 133 Arcadia Avenue seeks a variance to Article 4 Basic Standards, Section 4.07 Fences, Paragraph 3a and 3c to permit the installation of a four (4') foot high vinyl picket fence in lieu of a maximum three (3') foot high fence in the front yard and extending the fence within three (3) feet of the property line in lieu of the minimum setback of twenty-five (25) feet for a property known as 133 Arcadia Avenue. (Tabled from May 10, 2021)

A motion was made by: R. michalik to table Application #21-05-03 to the July 12th, 2021 meeting.

Seconded by: S. Shaw

All in Favor 4-0 Motion Passes

2. Request to approve **Application #21-06-01** Michael Ricci of Plantsville,

Connecticut seeks a variance to Article 1, Residential Zones, Section 1.04 Use Regulations, Sub-section F Accessory Apartments to permit the construction 621 square foot accessory apartment which is greater in size than the thirty (30%) percent allowed by regulation for a property known as 14 Parkside Drive.

A motion was made by: J. Autunno to approve Application #21-06-01 Michael Ricci of Plantsville, Connecticut seeks a variance to Article 1, Residential Zones, Section 1.04 Use Regulations, Sub-section F Accessory Apartments to permit the construction 621 square foot accessory apartment which is greater in size than the thirty (30%) percent allowed by regulation for a property known as 14 Parkside Drive

Seconded by: R. Michalik

All in Favor 4-0 Motion Passes

3. Request to approve **Application #21-06-02** Amanda Rosario of 85 Sunset Avenue seeks a variance to Article 4 Basic Standards, Sub-section 4.07 Fences, Paragraph 3A to permit the installation of a six (6') foot fence in the required front yard where the maximum height of a fence is three (3) feet for a property known as 85 Sunset Avenue.

A motion was made by: R. Michalik to approve Application #21-06-02 Amanda Rosario of 85 Sunset Avenue seeks a variance to Article 4 Basic Standards, Sub-section 4.07 Fences, Paragraph 3A with a stipulation of a ten (10') feet from the property line and from the garage.

Seconded by: J. Autunno

All in Favor 4-0 Motion Passes

4. Request to approve **Application #21-06-03** David Garewski of 17 Jude Road seeks a variance to Article 1, Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirements, Paragraph 4 to permit the construction of a 1836 square foot attached garage where the maximum permitted by regulation is 1350 square feet for a property known as 17 Jude Road.

A motion was made by: R. Michalik to approve Application #21-06-03 David Garewski of 17 Jude Road seeks a variance to Article 1, Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirements, Paragraph 4 to permit the construction of a 1836 square foot attached garage where the maximum permitted by regulation is 1350 square feet for a property known as 17 Jude Road.

Seconded by: S. Shaw

All in Favor 0-4 Motion Fails

V. MINUTES:

A motion was made by: R. Michalik to approve the minutes of May 10th, 2021 with corrections.

Seconded by: S. Shaw

All in Favor 4-0 Motion Passes

VI.EXECUTIVE SESSION:

None

VII.BILLS AND COMMUNICATIONS:

None

VIII.ADJOURNMENT:

Motion to adjourn by:R. Michalik

Second by: S. Shaw

All in Favor 4-0 Motion Passes, Meeting adjourned at 9:00 pm

Respectfully Submitted.

Amber Viteri

Amber Viteri

Recording Secretary