

TOWN OF CROMWELL  
ZONING BOARD OF APPEALS  
PUBLIC HEARING AND REGULAR MEETING  
7:00 P.M. TUESDAY, MARCH 25, 2008  
ROOM 224  
CROMWELL TOWN HALL

RECORD OF VOTES/MINUTES

Present: Chairman Thomas Tokarz, Christie Carpino, Joanne Massey and Alternate Allan Spotts.

Absent: Kim Enowitch, Charlie Ebstein, Dave Libby.

1. Call to Order: Chairman Thomas Tokarz called the meeting to order at 7:00 p.m.
2. Roll Call:
3. Seating of Alternates: Christie Carpino made a motion to seat alternate Allan Spotts seconded by Joanne Massey. All were in favor.
4. Approval of Agenda: Joanne Massey made a motion to approve the agenda, seconded by Allan Spotts. All were in favor.
5. Public Comments: None.
6. Public Hearing and Possible Decision: a. Application #08-04: Variance from Article 8.1 of the Zoning Regulations (Height, Yard and Bulk Requirements) to enclose an existing patio at 17 Kirby Road with less than the required sideyard. Maurice Villano, owner/applicant.

Maurice Villano of 17 Kirby Road presented this application. He is requesting for some consideration to be taken for the side yard in which the minimum requirement is 25'. He wants to build a screen porch to the top of the existing concrete patio to the left of the house and is asking for an additional 3' to the side yard. He is asking for privacy his door exits to the pool and has a bamboo curtain to screen off the area. The zoning changed to business from residential there are only a couple of residential houses in the area. Mr. Villano resided at this residence since 1994 and was originally there since 1982.

Christie Carpino asked question about the concrete footing. Allan Spotts does not see any problems. He sees this as benefitting Mr. Villano and the Pumpkin Patch. No other questions were asked.

Allan Spotts made a motion to close, seconded by Joanne Massey. All were in favor.

Christie Carpino made a motion to approve, seconded by Joanne Massey. All were in favor. Motion passed.

7. Old Business: None.
8. New Business: None.
9. Approval of Minutes: a. January 22, 2008 - Christie Carpino made a motion to table, seconded by Tom Tokarz. All were in favor.

10 Adjourn: Joanne Massey made a motion to adjourn at 7:20 p.m. seconded by Christie Carpino. All were in favor.

Respectfully Submitted,

Michelle Milardo  
Clerk