



Town of Cromwell Zoning Board of Appeals

*PUBLIC HEARING AND MEETING
6:30 P.M. TUESDAY, APRIL 14, 2015
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET*

Minutes and Record of Votes

Present: Chairman Joseph Morin, Samantha Slade, David Ricard, John Whitney
(alternate)

Also Present: Town Planner Stuart Popper, Town Council Liaison Mertie Terry

1. **Call to Order** – The meeting was called to order at 6:32pm by Chairman Morin
2. **Roll Call** – The presence of the above members was noted.
3. **Seating of Alternates**

A **motion** was made Sam Slade and **seconded** by David Ricard to seat John Whitney as an alternate. *All were in favor; the motion passed.*

4. **Approval of Agenda**

A **motion** was made by David Ricard and **seconded** by Sam Slade to approve the agenda. *All were in favor; the motion passed.*

5. **Public Comments**

6. **Public Hearing:**

Chairman Morin told the applicants that they would need all 4 members to vote yes in order for the application to be approved. He said anyone can delay the hearing if they would like to so it can be heard in front of 5 members.

Chairman Morin reads application 15-04.

- a. Application #15-04: Request for a Variance from Section 2.7.B to allow for a fence higher than 4 feet in the front yard at 2 Rivergate Drive in the R-25 Zone. Jesse Kayser is the applicant and the Owner.

Jessey Kayser of 2 Rivergate Drive said he would like to install a 6 foot fence in his backyard but since it is a corner lot it is considered his side and front yard. Mr. Popper and Mr. Kayser showed the Board members the area on a map. Mr. Popper told the audience anyone was welcome to approach the front to see the map clearly. Mr. Popper said the only issue is he is a corner lot but since he has a pool back there he needs a fence.

Chairman Morin asked if anyone from the public wanted to speak regarding this application. No one came forward.

Mr. Kayser handed Mr. Popper the certificate of mailings.

A **motion** was made by John Whitney and **seconded** by Sam Slade to close the public hearing for application 15-04. *All were in favor; the motion passed.*

Mr. Popper said if this wasn't a corner lot he wouldn't need a variance. He said I received a few phone calls with questions but there have been no further inquiries.

A **motion** was made by Sam Slade and **seconded** by David Ricard to approve application 15-04. *All were in favor; the motion passed.*

Chairman Morin told Mr. Kayser there is a 15 day waiting period and to contact Mr. Popper for more information.

Ms. Slade reads application 15-05.

- b. Application #15-05: Request for a Variance from Section 7.1.A to allow for the expansion of a nonconforming residential use at 33 Pasco Hill Road in the Industrial Zone. Clifford R. Yeske is the Applicant and Clifford R. and Doreen Yeske are the Owners.

A **motion** was made by John Whitney and **seconded** by David Ricard to open the public hearing for application 15-05. *All were in favor; the motion passed.*

William Yeske said he is here for the applicant Clifford Yeske. He said this was his father's property and it was a farm that was divided. He said his brother would like to add a small bedroom to the first floor and since this is a nonconforming use he needs a variance.

Mr. Popper said that staff has no problems with this and he has more than enough side yard. He said he only needs a variance since this is an Industrial zone.

Chairman Morin asked if anyone from the public wanted to speak regarding this application. No one came forward.

A **motion** was made by David Ricard and **seconded** by Sam Slade to close the public hearing for

application 15-05. *All were in favor; the motion passed.*

A **motion** was made by John Whitney and **seconded** by Sam Slade to approve application 15-05. *All were in favor; the motion passed.*

Chairman Morin told Mr. Yeske there is a 15 day waiting period and to contact Mr. Popper for more information.

- c. Application #15-06: Request for a Variance from Section 2.2.B Maximum Building Coverage at 5 Shanley Court in an R-15 Zone. Melissa Gorin is the Applicant and the Owner.

Mr. Whitney reads application 15-06.

Melissa Giron of 5 Shanley Court said she has an attached garage she would like to turn into living space. She said she would like to expand to the full length of the house which is an additional 6 feet. Mr. Popper said this exceeds the allowable building coverage by about 16-17%. Ms. Giron said there is a shed and detached garage on the property. Mr. Popper said the rear is already nonconforming and most lots in that area are over the allowable coverage.

Chairman Morin asked if anyone from the public wanted to speak regarding this application. No one came forward.

Ms. Giron gave Mr. Popper the certificate of mailings.

A **motion** was made by Sam Slade and **seconded** by David Ricard to close the public hearing for application 15-06. *All were in favor; the motion passed.*

A **motion** was made by David Ricard and **seconded** by John Whitney to approve application 15-06. *All were in favor; the motion passed.*

Chairman Morin told Ms. Giron there is a 15 day waiting period and to contact Mr. Popper for more information.

- d. Application #15-07: Request for a Variance from Section 2.2.B Maximum Building Coverage and expansion of a nonconforming structure at 7 Court Place in an R-15 Zone. Jillene Mann is the Applicant and Edward H. and Jillene Y. Mann are the Owners.

Mr. Ricard reads application 15-07.

Jillene Mann 7 Court Street said they would like to add a small addition that will extend 8 feet into the backyard. She said the use is nonconforming due to the lot size.

Mr. Popper said we made it nonconforming and the addition will push them to 17% over the allowable building coverage.

Chairman Morin asked if anyone from the public wanted to speak regarding this application. No one came forward.

A **motion** was made by David Ricard and **seconded** by Sam Slade to close the public hearing for application 15-07. *All were in favor; the motion passed.*

A **motion** was made by Sam Slade and **seconded** by David Ricard to approve application 15-07. *All were in favor; the motion passed.*

7. Commissioners Comments:

Mr. Popper said that Cromwell Pizza and Pasta will have a grand opening at 4:00pm tomorrow. He also said that there will be a Redevelopment Agency public hearing at 6:30pm to identify underutilized commercial properties for potential town development.

8. Approval of Minutes:

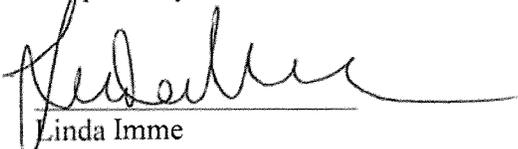
a. February 10, 2015

A **motion** was made by John Whitney and **seconded** by David Ricard to approve the minutes of February 10, 2015. *All were in favor; the motion passed.*

9. Adjourn

A **motion** was made by Sam Slade and **seconded** by David Ricard to adjourn at 7:01pm. *All were in favor; the motion passed.*

Respectfully Submitted,



Linda Imme
Recording Clerk