

Town of Cromwell Zoning Board of Appeals

***PUBLIC HEARING AND MEETING
6:30 P.M. TUESDAY, NOVEMBER 10, 2015
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET***

Minutes and Record of Votes

Present: Chairman Joseph Morin, Dave Ricard, John Keithan, Dan Delisle, John Whitney (alternate)

Other Present: Town Planner Stuart Popper, Zoning Enforcement Officer Fred Curtain, Town Council Liaison Sam Slade

1.Call to Order

The meeting was called to order by Chairman Morin at 6:30pm.

2.Roll Call

The presence of the above members was noted.

3.Seating of Alternates

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

4.Approval of Agenda

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

5. Public Comments: none

6. New Business:

Mr. Popper said that we are in the process of working with a consultant to revise the zoning regulations. He said we will be making Xerox copies and putting them in a binder. He said they will be in black and white. He said the biggest thing for this Commission is the issue of non-

conforming. He said we will be working on an amendment to address non-conforming yard set backs.

a. Zoning Board of Appeals Meeting Dates for 2016

A **motion** was made by David Ricard and **seconded** by John Keithan to approve the 2016 Zoning Board of Appeals meeting dates for 2016 as presented with all meetings starting at 6:30pm. *All were in favor; the motion passed.*

7. Public Hearing:

- a. Application #15-14: Request for a Variance from Article 2.2B Bulk Requirements (front yard) to allow for construction of a portico over the front entrance at 23 Brittany Circle in the residence 15 Zone District. John E. Zaleski is the applicant and John E. and Karen E. Zaleski are the owners.

John Keithan read application 15-14.

Mr. Popper said the applicant isn't here but they said it was OK to proceed without them.

A **motion** was made by David Ricard and **seconded** by John Whitney to open the public hearing for application 15-14. *All were in favor; the motion passed.*

Mr. Popper said that in the package was a picture of the portico the applicant wants to construct. He handed out pictures of the house and pictures of the sign in the front yard. He said the portico will protect the steps from the ice/snow in the winter. He said the problem is it is nonconforming and is 37 feet away from the front so it violates the front yard setback. He said the R-15 zone requires 35 feet. He said the depth of the portico is 6 feet.

A **motion** was made by John Whitney and **seconded** by David Ricard to close the public hearing for application 15-14. *All were in favor; the motion passed.*

Chairman Morin said the hardship was clear and it was really only a few feet.

A **motion** was made by David Ricard and **seconded** by John Whitney to approve application 15-14. *All were in favor; the motion passed.*

8. Commissioners Comments:

Mr. Popper said we will have the election of officers next month at the December 8, 2015 meeting.

Chairman Morin welcomed Dan Delisle to the Board.

9. Approval of Minutes:

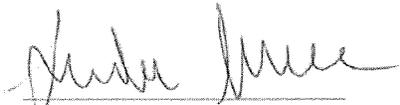
a. October 13, 2015

A **motion** was made by John Keithan and **seconded** by David Ricard to approve the minutes of October 13, 2015. *Dan Delisle abstained; rest was in favor; the motion passed.*

9. Adjourn

A **motion** was made by John Whitney and **seconded** by John Keithan to adjourn at 6:41pm. *All were in favor; the motion passed.*

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Linda Imme", written over a horizontal line.

Linda Imme
Recording Clerk