06-17-16A08:58 RCV

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Town of Cromwell
Zoning Board of Appeals

PUBLIC HEARING AND MEETING
6:30 P.M. TUESDAY, JUNE 14, 2016
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET

Minutes and Record of Votes

Present: Chairman Joseph Morin, Dan Delisle, John Keithan, Mark Zampino

Also Present: Director of Planning and Development Stuart Popper

1. **Call to Order** – The meeting was called to order by Chairman Morin at 6:32pm.

2. **Roll Call** – The presence of the above members was noted.

3. **Seating of Alternates** - none

4. **Approval of Agenda**

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

5. **Public Comments** -none

6. **Public Hearing**

   a. Application #16-07: Request for Variances from Section 2.2.B Bulk Requirements of the Zoning Regulations (Front and Side Yard Setbacks) to allow for the construction of a front porch at 56 Timber Hill Road. Manual Correia is the Applicant and CARMA LLC is the Owner.

Chairman Morin told the applicants that they need to have 4 votes in the affirmative to receive the variance. He said that since only 4 out of 5 members are in attendance tonight all 4 members must vote in the affirmative. You have the option to reschedule the hearing to next month if you choose. The applicant said they would be heard tonight.

A **motion** was made by John Keithan and **seconded** by Dan Delisle to open the public hearing for application 16-07. *All were in favor; the motion passed.*

Michael Jarvis said he is the designer of the addition at 56 Timber Hill Road. He said they are looking to expand the 8 feet by 8 feet existing porch. He said they received the building permit on the 20th pending receiving this variance. Mr. Jarvis used the GIS viewer map to explain the

new porch. He said a second floor will be added and the porch will go over approximately 11 feet and will not quite go to the corner of the house.

Mr. Delisle said he drove by the house today and there were people working on it and he thought the porch was needed and will be a good addition.

Mr. Popper said the house is non-conforming and the front yard setback will extend the front and side yard. Chairman Morin said so the distance from the road is the problem.

Chairman Morin asked for any members of the public who wanted to speak on this application. No one came forward.

A **motion** was made by John Keithan and **seconded** by Mark Zampino to close the public hearing for application 16-07. *All were in favor; the motion passed.*

A **motion** was made by John Keithan and **seconded** by Mark Zampino to approve application 16-07. *All were in favor; the motion passed.*

Chairman Morin said that the hardship is that is an existing building before the regulations were adopted. He said the porch is not obtrusive at all. He explained the 15 day waiting period to the applicant

7. Commissioners Comments:

Mr. Delisle asked about other applications and Mr. Popper said the Knights withdrew their application. He said the issue was 2 sections of the regulations saying the ZBA can't issue a variance for non-conforming uses in a residential zone. Mr. Popper said he submitted an application to amend/delete 2 sections of the zoning regulations. He reviewed sections 7.1.A on page 164 and section 1.04 on page 205. He said there are many non-conforming uses in residential zones now.

Chairman Morin said there are several resignations and alternate appointment letters in the package.

8. Approval of Minutes:

a. April 12, 2016

A **motion** was made by Mark Zampino and **seconded** by John Keithan to approve the minutes of April 12, 2016 with the amendment of changing the name of Mark Fitzgerald to Mark Zampino. *All were in favor; the motion passed.*

9. Adjourn

A **motion** was made by John Keithan and **seconded** by Dan Delisle to adjourn at 6:47pm. *All were in favor; the motion passed.*

Respectfully Submitted

Linda Imme
Recording Clerk