ZONING BOARD OF APPEALS
Approved Minutes
July 28, 2015

Members Present: Marianne Byrne, Samuel Blinstrubas
Alternate Members Present: Carl Montagno, Nazih Noujaim
Members Absent: Dave Michaud, Chuck Witkowski, Matt Buonaiuto, George Havican

The meeting was called to order at 7:00 p.m. The meeting was recorded.

Chairman Byrne seated C. Montagno for D. Michaud and N. Noujaim for C. Witkowski.

Correspondence:
a. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter.

Clerical Bill: **Motion** by C. Montagano, seconded by N. Noujaim to pay the clerical bill. **Unanimous**.

Approval of Minutes: Motion by N. Noujaim, seconded by C. Montagno to approve the June 23, 2015 meeting minutes. **Unanimous.**

Old Business: None

New Business:
a. Elaine Schieffer, 133 Cook Road – Application for a 29-foot variance of Section 3.2.4.1 to place a detached garage 21-feet off the front property line. Elaine Schieffer and Raymond Carrington, 133 Cook Road appeared before the Board and presented an application for a 29-foot variance of Section 3.2.4.1 to place a detached garage 21-feet off of the front property line. Mrs. Schieffer provided the Board with a site plan showing the proposed location of the detached garage, a draft design of the structure itself and photographs of their home and tractor. Mrs. Schieffer stated that they would use the detached garage to store the tractor and its attachments in so they may use their existing attached garage to park their cars in, stating that they are getting too old to have to remove snow from the cars. Mrs. Schieffer stated that the variance is necessary because of the location of the septic system's leech fields and a large pond that is on the property. She stated that her lot is a rear lot and that her daughter lives in the house in front of hers. Mr. Carrington stated that the lot is over 4-acres and the driveway is 800 feet long so he uses the tractor for snowplowing. M. Byrne asked if there was a shed on the property. Mrs. Schieffer stated that they do have a shed and Mr. Carrington added that they store two lawn mowers and a tiller in the shed. N. Noujaim asked the height of the proposed garage. Mr. Carrington stated that it needed to be under 24-feet in height due to the Zoning Regulations but that he would have to ask his contractor for the exact height. After discussion, **Motion** by C. Montagano, seconded by N. Noujaim to accept Application 06-2015 of Elaine Schieffer, 133 Cook Road – Application for a 29-foot variance of Section 3.2.4.1 to place a detached garage 21-feet off the front property line. **Unanimous**. A public hearing was scheduled for Tuesday, August 25, 2015 at 7:05 p.m. A site walk was scheduled for Tuesday, August 25, 2015 at 5:30 p.m. Mrs. Schieffer stated that she would have the location of the proposed detached garage staked out for the Board's review.

Public Hearings: None

Public Participation: None

Adjournment: Motion by N. Noujaim, seconded by C. Montagano to adjourn at 7:25 p.m. **Unanimous.**

Marianne Byrne
Marianne Byrne TLD
Chairman
tld/clk

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