

**ZONING BOARD OF APPEALS**  
**Approved Minutes**  
**September 22, 2015**

**Members Present:** Marianne Byrne, Dave Michaud, Chuck Witkowski, Samuel Blinstrubas,  
Matt Buonaiuto

**Alternate Members Present:** Nazih Noujaim, George Havican

**Members Absent:** Carl Montagno

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

**Correspondence:** None

**Clerical Bill: Motion** by M. Buonaiuto, seconded by S. Blinstrubas to pay the clerical bill.  
**Unanimous.**

**Approval of Minutes: Motion** by D. Michaud, seconded by S. Blinstrubas to approve the  
August 25, 2015 meeting minutes. **Unanimous.**

**Old Business:** None

**New Business:**

**a. Eugene Vetrano on behalf of Christopher M. Manning, 4 Old Schoolhouse Road – Application for a 6-foot front yard setback variance of Section 3.4.4.1 to place a covered front porch and stairs 44-feet from the front property line and a 15-foot side yard setback variance of Section 3.4.4.2 to place a detached garage 10-feet from the right sideline.** Eugene Ventrano of Salvatore Mancini, AIA, 755 Main Street, Monroe, CT appeared with Christopher Manning, 4 Old Schoolhouse Road to request two variances to be applied during the rebuild process of Mr. Manning’s home which was recently heavily damaged by fire. Mr. Vetrano stated that the first requested variance would be for a covered front porch. Mr. Vetrano stated that the current porch was already non-conforming being only 49-feet off of the road. After discussion regarding the stairs to the porch, the application was amended to request an 11-foot variance of the front yard setback to build a covered front porch and stairs 39 feet off of the road. Mr. Vetrano stated that the second requested variance was with regard to the detached garage, which is also presently non-conforming with its closest point being approximately 10-feet off the right sideline. Mr. Vetrano stated that they are not going to encroach any further toward the sideline, but are seeking the variance to raise the height of the garage by 6-feet to accommodate a camper in order to keep it out of the elements. After discussion, **Motion** by C. Witkowski, seconded by S. Blinstrubas to accept Application 07-2015 of Eugene Vetrano on behalf of Christopher M. Manning, 4 Old Schoolhouse Road – Application for an 11-foot front yard setback variance of Section 3.4.4.1 to place a covered front porch 39-feet from the front property line and a 15-foot side yard setback variance of Section 3.4.4.2 to place a detached garage 10-feet from the right sideline. **Unanimous.** A public hearing was scheduled for Tuesday, October 27, 2015 at 7:05 p.m.

**Public Hearings:** None

**Public Participation:** None

**Adjournment: Motion** by D. Michaud, seconded by M. Buonaituo to adjourn at 7:15 p.m.  
**Unanimous.**

*Marianne Byrne*

Marianne Byrne  
Chairman  
tld/clk