

**ZONING BOARD OF APPEALS**  
**Unapproved Minutes**  
**April 28, 2015**

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

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

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

**Correspondence:**

1. Connecticut Federation of Planning & Zoning Agencies: Quarterly Newsletter – Spring 2015.

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

**Approval of Minutes: Motion** by S. Blinstrubas, seconded by M. Buonaiuto to approve the February 11, 2015 Special Meeting minutes. **Unanimous.**

After Discussion, **Motion** by N. Noujaim, seconded by C. Montagno to the add to the Agenda under *New Business* an Application from Eric LoRusso, 28 Maple Drive for an 8-foot variance of Section 3.2.4.2 to place a deck 17-feet from the left side line. **Unanimous.**

D. Michaud joined the meeting.

**New Business:**

**a. Michael Capanna, 13 Radio Tower Road.** Application for a left sideline setback variance for a detached garage. Mr. Capanna stated that he is seeking to construct a 20' x 30' one-story, 2-car detached garage 9-feet away from the left sideline of his property. Mr. Capanna stated that the requested placement of the garage is due to the narrowness of the lot, the location of the septic system, and the inability to make a 90-degree turn around the left side of the house. Mr. Capanna stated that he intends to pave a driveway to the proposed garage in the future. **Motion** by N. Noujaim, seconded by C. Montagno to accept Application 01-2015 for a 16-foot left sideline setback variance for a detached garage. **Unanimous.** Mr. Capanna stated that the proposed garage location is staked out and that he will provide the Board with a detailed drawing of the proposed garage. A public hearing was set for Tuesday, May 26, 2016 at 7:10 p.m.

**b. Diane Neri, 22 Putting Green Lane.** Application for a left sideline and a front property line setback variance for a covered front porch and stairs. Diane Neri introduced herself as representing her daughter and son-in-law, Jennifer & Christopher Shea, with whom she lives with at 22 Putting Green Lane. Ms. Neri stated that they are seeking to put a covered front porch across the front of the house and in-law addition due to ice and snow that builds up on the existing walkway. Ms. Neri stated that the front porch and stairs would be constructed 21-feet from the left sideline and 38-feet from the front property line. After discussion, **Motion** by S. Blinstrubas, seconded by M. Buonaiuto to accept Application 02-2015 of Diane Neri for a 4-foot left sideline setback variance and a 38-foot front yard setback variance to construct a front porch

and stairs. **Unanimous.** Ms. Neri stated that the location of the covered front porch and stairs would be staked out and that she will provide the Board with a detailed drawing of the proposed porch and stairs. A public hearing was scheduled for Tuesday, May 26, 2015 at 7:20 p.m.

**c. Eric LoRusso, 28 Maple Drive. Application for a left sideline setback variance for a deck.** S. Blinstrubas stated for the record that he is a neighbor of Mr. LoRusso's but that he can remain impartial. Mr. LoRusso stated that he is seeking to construct a rear deck 17-feet from the left sideline of his property. Mr. LoRusso stated that a deck would be 3-feet high and will provide him access out to his back yard. Mr. LoRusso stated that the deck would not have a roof. Mr. LoRusso agreed to have his property surveyed to confirm the exact location of the property's boundaries and will provide the Board with a detailed drawing of the proposed deck. After discussion, **Motion** by C. Montagno, seconded by N. Noujaim to accept Application 03-2015 of Eric LoRusso for an 8-foot left sideline setback variance to construct a rear deck. **Unanimous.** Mr. LoRusso stated that the location of the deck would be staked out. A public hearing was scheduled for Tuesday, May 26, 2015 at 7:30 p.m.

**Public Hearings:** None

**Old Business:** None

**Public Participation:** None

**Adjournment:** **Motion** by S. Blinstrubas, seconded by C. Montagno to adjourn at 7:50 p.m. **Unanimous.**

*Marianne Byrne* <sup>TLD</sup>  
Marianne Byrne  
Chairman  
tld/clk

PROSPECT, CONN  
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2015 APR 30 PM 3:18  
*Margaret L. Anderson*  
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