

**ZONING BOARD OF APPEALS**  
**Unapproved Minutes**  
**August 25, 2015**

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

**Alternate Members Present:** None

**Members Absent:** Matt Buonaiuto, George Havican, Nazih Noujaim, Carl Montagno

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

**Correspondence:** None

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

**Approval of Minutes:** **Motion** by S. Blinstrubas, seconded by C. Witkowski to approve the July 28, 2015 meeting minutes. **Unanimous.**

**Old Business:** None

**New Business:** None

**Public Hearing:**

**7:05 p.m. Application #06-2015 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.** Chairman Byrne read into record the “Notice of Public Hearing” as it appeared in the Republican-American newspaper on June 12 & 19, 2015. A site walk was conducted on August 25, 2015. Elaine Schieffer and Raymond Carrington, 133 Cook Road appeared before the Board and provided the Clerk with the “proof of mailing” receipts notifying the abutting property owners of the public hearing on the application. Mrs. Schieffer stated that she was seeking a 29-foot variance of Section 3.2.4.1 to place a detached garage 21-feet off of the front property line. Mr. Carrington provided the Board with a sketch of the proposed garage and stated that the garage would be 32’ x 25’ (800 sq. ft.) with the peak of the roof being 22’ in height. D. Michaud asked if there was an alternate location where the detached garage could be placed. Mrs. Schieffer stated no citing wetlands including a large pond, a sloped area, the septic system and leach fields. The commission discussed the existing non-conforming shed on the property. Chairman Byrne asked for comments from the public. Steven A. Smith, 133A Cook Road appeared stating that he is the owner of the adjacent property closest to where the proposed garage will be located and that he supports the application. With no further comments, **Motion** by C. Witkowski, seconded by S. Blinstrubas to close the public hearing at 7:18 p.m. on Application 06-2015 of Elaine Schieffer, 133 Cook Road for a 29-foot variance of Section 3.2.4.1 to place a detached garage 21-feet off the front property line.  
**Unanimous.**

**Discussion on closed public hearing:**

**Application 06-2015** **Motion** by D. Michaud, seconded by C. Witkowski to approve Application 06-2015 as presented. **Discussion:** D. Michaud stated that he did not have an issue, as the lot is already non-conforming. S. Blinstrubas concurred with D. Michaud. C. Witkowski cited the safety factor of having a garage close to home to park vehicles in. M. Byrne stated that she did not

have an issue with the application due to the unique configuration of the property and the fact that it is an already non-conforming rear lot. Chairman Byrne called for a vote. In favor: **Unanimous.**

**Public Participation:** None

**Adjournment:** Motion by D. Michaud, seconded by C. Witkowski to adjourn at 7:22 p.m. **Unanimous.**

*Marianne Byrne*  
Marianne Byrne *MD*  
Chairman  
tld/clk

*Margaret L. Dutton*  
TOWN CLERK  
AUG 28 PM 1:07  
PROSPECT, CONN.  
TOWN CLERKS OFFICE  
APPROVED FOR RECORD