

ZONING BOARD OF APPEALS
MINUTES
AUGUST 26, 2015
TOWN HALL ANNEX – COMMUNITY ROOM 1

Chairman Stebbins called the meeting to order at 7:00 p.m.

I. ROLL CALL

Present: Grady, Kravits, Mencer, Stebbins, Russotto
Absent: Manning
Staff: Cullen, Silsby

Chairman Stebbins called the meeting to order at 7:00 p.m. and reviewed the public hearing procedures. He appointed Russotto to sit as Acting Secretary and Mencer to sit for Manning.

II. PUBLIC HEARINGS

1. ZBA#15-12 – 69 Buddington Road, Ronald and Wendy Yuhas/Owners, for a variance to Section 5.2 to allow 5 ½ feet instead of 20 feet required for a side yard setback, for a new residence. PIN#169806386570, RS-20 zone.

Acting Secretary Russotto read the call of the hearing and stated that the mailings were in order.

Ron Yuhas, 91 South Road, gave background information about the rundown property. He is proposing to build a new house on this very narrow lot, which is pre-existing and non-conforming. Setbacks were noted as plans were reviewed. The plan includes expanding the current footprint. His intent is to keep the driveway and garage and to install a fence. He stated that city water and sewer exist on the property, as well as an existing drain. The property has been surveyed. He referred to previous conversations with Town Staff.

Setbacks for this lot were noted by the Board. The site plan map was submitted as Exhibit 1. It was noted that the house and foundation will be removed. The lot is only 50 feet in width. The applicant does not intend to dig a basement.

Staff added that the owner will observe the wetlands 100 foot buffer zone. She has no concerns with the lot coverage percentage.

Acting Secretary Russotto stated that the Planning Commission had no comment during their August 11, 2015 Planning Commission meeting.

Staff received calls from a few neighbors inquiring about the proposal. A message of support from Alice L. Roderick of 91 Buddington Road, Lot 1, dated August 24, 2015, has been received.

The Board recognized that this is a non-conforming lot and was in support of this proposal.

The Chairman asked for comments from the public in favor or in opposition and there were none.

The public hearing was closed at 7:22 p.m.

III. MEETING FOLLOWING PUBLIC HEARINGS

Decision on Public Hearing Applications

1. ZBA#15-12 – 69 Buddington Road, Ronald and Wendy Yuhas/Owners

MOTION: To grant the variance as requested

Motion made by Russotto, seconded by Grady. Motion passed unanimously.

IV. CORRESPONDENCE

Staff distributed the Connecticut Federation of Planning and Zoning Agencies Quarterly Summer Newsletter.

V. APPROVAL OF THE MINUTES OF MINUTES OF June 24, 2015 and July 22, 2015

MOTION: To approve the minutes of June 24, 2015, as presented

Motion made by Grady, seconded by Russotto, so voted unanimously

MOTION: To approve the minutes of July 22, 2015, as presented

Motion made by Grady, seconded by Kravits, so voted unanimously

VI. OLD BUSINESS

Staff noted that an executive session may be held during the next regularly scheduled meeting on September 9, 2015.

VII. NEW BUSINESS

a) New Applications – None

VIII. REPORT OF STAFF – None.

IX. ADJOURNMENT

Motion to adjourn made at 7:25 p.m. by Grady, seconded by Kravits. Motion passed unanimously.

Scott Russotto, Acting Secretary
Zoning Board of Appeals

Prepared by Robin Silsby
Office Assistant II