

ACTIONS OF THE ZONING BOARD OF APPEALS
DATE: SEPTEMBER 22, 2021

MEMBERS PRESENT:

In Person: James R. Stevenson, Chair
Robert Haley, Vice Chair
Edward Slegeski
Electronically: Keshet Spadaccini, Secretary
Albert Gionet

ALTERNATES PRESENT:

In Person: Sandra DeCampos
Linda Harris
Jonathan Mitchell

STAFF PRESENT:

In Person: Megan Pilla, Senior Planner
Electronically: James Davis, Zoning Enforcement Officer
Nancy Martel, Senior Administrative Secretary

The following actions were taken by the ZBA at its meeting of September 22, 2021:

CHRISTOPHER BRUCKNER – application #2021-065 – Request a variance of Art. II, Sec. 4.01.01 to allow a deck 3.33 ft. from the side property line (10 ft. required) at 14 Welcome Place, Residence A zone.

MOTION: Mr. Slegeski moved to approve the variance. Mr. Gionet seconded the motion and all members voted in favor.

The hardship is the configuration of the property and the house's proximity to the street.

MASUDOR MD RAHMAN – application #2021-066 – Request variances of Art. IV, Sec. 9.03.02 to allow 7 parking spaces (12 parking spaces required); of Art. IV, Sec. 9.02.10 to allow 11 +/- ft. driveway width (16-24 ft. required); of Art. II, Sec. 9.07.01 to allow no landscaped buffer (8-foot landscaped buffer required); and of Art. II, Sec. 9.07.01 to allow no new fence adjacent to the existing adjacent property wood fence (4-foot lightproof wood fence required adjacent to residential use) at 9 Delmont Street, Business II, Residence A, and Design Overlay zones.

MOTION: Mr. Haley moved to approve the variances of Art. IV, Sec. 9.03.02 to allow 7 parking spaces (12 parking spaces required) and Art. IV, Sec. 9.02.10 to allow 11 +/- ft. driveway width (16-24 ft. required), with the conditions:

1. That the revisions specified in a staff memorandum from Jeff LaMalva, Town Engineer, dated September 14, 2021 be satisfied; and
2. That there will be no for-profit use.

Mr. Gionet seconded the motion.

MOTION: Mr. Haley moved to amend the motion to add the condition:
3. That there will be no religious services.

Mr. Gionet seconded the motion and all members voted in favor of the amended motion.

The hardship is that the topography of the land will not allow a bigger driveway or more parking spaces.

MOTION: Mr. Haley moved to approve the variance of Art. II, Sec. 9.07.01 to allow no landscaped buffer (8-foot landscaped buffer required). Mr. Gionet seconded the motion and all members voted in favor.

The hardship is that the topography and layout of the lot will not allow enough room for both the driveway and the landscaped buffer.

MOTION: Mr. Haley moved to approve the variance of Art. II, Sec. 9.07.01 to allow no new fence adjacent to the existing adjacent property wood fence (4-foot lightproof wood fence required adjacent to residential use) with the condition that, if the neighbor ever removes his fence, it must be extended to the back of the property on this lot. Mr. Gionet seconded the motion and all members voted in favor.

The hardship is that, because there is already a fence, it will not help with the screening process, and will accumulate trash.

APPROVAL OF JULY 28, 2021 MINUTES: PUBLIC HEARING AND BUSINESS MEETING

MOTION: Mr. Haley moved to approve the minutes as written. Ms. Spadaccini seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

THE ACADEMY OF MARTIAL ARTS – application #2021-073 – Request a special exception under Art. II, Sec. 16.15.01 (b) for a child care center in an Industrial zone so the Academy can continue to run its after school program at 1404 Tolland Turnpike.