

**MINUTES OF BUSINESS MEETING
HELD BY THE ZONING BOARD OF APPEALS
LINCOLN CENTER HEARING ROOM
DECEMBER 2, 2009**

draft

MEMBERS PRESENT: James Stevenson, Chair
Albert Gionet, Secretary
Robert Schneider
Mark Connors

ALTERNATES PRESENT: Edward Slegeski (sitting for application #2419)
Armando Darna (sitting for applications #2420, #2422, #2423,
and #2424)

ABSENT: Kathleen Maffe, Vice Chair
Paul Harnois

ALSO PRESENT: Renata Bertotti, Senior Planner
Ginger MacHattie, Recording Secretary

The Chair opened the Business meeting at 8:02 p.m.

CONSIDERATION OF PUBLIC HEARINGS:

ARLENE P. FYFFE – application #2419 – request a variance to Article II Section 5.01.01 to use the 3rd floor as habitable space in conjunction with a residential unit at 16-18 Ridge Street, Residence B zone.

MOTION: Mr. Slegeski moved to approve the variance, Mr. Connors seconded the motion and Mr. Stevenson and Mr. Gionet voted in favor for a 4-0 vote.

The reasons for the approval are the space will be retrofit to current building codes, there is no separate access to the third floor space, and the applicant is aware that all appropriate building permits must be obtained.

ROBERT NADEAU – application #2420 – request special exception approval under Article II Section 9.14.02(e) to allow outdoor sales of antique items 7 days a week 8 a.m. to 6 p.m. for a two to three year period at 176 Tolland Turnpike, General Business zone.

MOTION: Mr. Gionet moved to deny the special exception approval. Mr. Schneider seconded the motion and all members voted in favor of the motion.

The reason for the denial was the location is not suitable for the proposed use and the nature and intensity of the proposed use is not in harmony with the other uses on the site.

KEVIN F. THOMPSON – application #2423 – request a variance to Article II Section 7.02.02 to reduce the rear yard setback to 21' (30' required) for an addition, and a variance to Article II Section 1.03.04(c) to reduce the side yard setback to 1' (10' required) and to reduce rear yard setback to 16' (30' required) to install a shed at 57 Karen Drive, Planned Residence Development zone.

MOTION: Mr. Schneider moved to approve the variance. Mr. Darna seconded the motion and all members voted in favor of the motion.

The reason for the approval is there is no negative impact to the neighborhood.

ROBERT BACKMAN – application #2424 – request a variance to Article II Section 1.03.04(c)2 and Article I Section 2R – Rear Yard, to allow an accessory structure to be placed at the side of the principle building in front of the rear plane of the principle building at 122 East Eldridge Street, Residence AA zone.

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

The reason for the approval is the unique configuration of the lot and the garage will not negatively impact the neighborhood.

APPROVAL OF MINUTES – of public hearing and business meeting of April 22, 2009.

MOTION: Mr. Gionet made the motion to approve the minutes as written. Mr. Slegeski seconded the motion and Mr. Stevenson and Mr. Darna voted in favor.

APPROVAL OF MINUTES – of public hearing and business meeting of June 24, 2009.

MOTION: Mr. Slegeski made the motion to approve the minutes as written. Mr. Gionet seconded the motion and Mr. Stevenson and Mr. Darna voted in favor.

APPROVAL OF MINUTES – of public hearing and business meeting of July 22, 2009.

MOTION: Mr. Schneider made the motion to approve the minutes as written. Mr. Gionet seconded the motion and all members voted in favor.

APPROVAL OF MINUTES – of public hearing and business meeting of September 23, 2009.

MOTION: Mr. Schneider made the motion to approve the minutes as written. Mr. Gionet seconded the motion and all members voted in favor.

The meeting was adjourned at 8:21 p.m.

I certify these minutes were adopted on the following date:

Date

James Stevenson, Chair

NOTICE: THE CASSETTE TAPE RECORDING OF THIS BUSINESS MEETING CAN BE HEARD IN THE PLANNING DEPARTMENT.

OFFICIAL TAPE NO. 515

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