ZONING BOARD OF APPEALS MEETING
WEDNESDAY, JULY 13, 2016
TOWN HALL 7:00 P.M.

Present: Chairman Thomas Rotondo, Michael Durstin, Janet Duchaine, Mark Gelormino, Theodore Root, Jr.
Absent: Alternate Member Kevin Ferrarotti

PUBLIC HEARING - continued

1. **OPEN HEARING – ESTABLISH QUORUM.**
   Chairman T. Rotondo called the hearing to order at 7:00 p.m. All members present are seated.

2. **LOUIS MARK DENEGRE, 106 BOGUE ROAD - REQUEST FOR A 29' 4" SOUTH SIDE FRONT YARD VARIANCE AND A 15' 4" WEST SIDE FRONT YARD VARIANCE FROM SECTION 5 ZONING REGULATIONS FOR ADDITION TO PORCH ON CORNER LOT LOCATED IN A TR ZONE. PUBLIC HEARING OPENED ON 6/8/16.**
   Mr. Denegre is present and a sketch is provided showing the corrected distances to the front property lines. Correct request for variances are now 29' 4" south side front yard variance, not 19' as published, and 15' 4" west side front yard variance, not 23' as published. The addition to the existing enclosed porch has been corrected to 7' x 16' (112 square feet) and shall be set on piers and braced to the house. It will not be covered and according to Mr. Denegre, will never be a covered porch. After discussion regarding property lines and town of right of ways, the Commission agreed to accept the sketch provided and not require an engineered property survey. M. Durstin **motioned** to close the public hearing, seconded by T. Root, Jr. Motion passed unanimously.

3. **CONTINUE OR CLOSE HEARING.**
   Public Hearing closed at 7:10 p.m.

REGULAR MEETING

1. **OPEN MEETING – ESTABLISH QUORUM.**
   Chairman T. Rotondo called the meeting to order at 7:10 p.m. All members present are seated.

2. **APPROVE MINUTES OF PREVIOUS MEETING:** 6/8/16
   Tabled until after Item 3.

3. **DISCUSSION/POSSIBLE DECISION - LOUIS MARK DENEGRE, 106 BOGUE ROAD - REQUEST FOR A 29' 4" SOUTH SIDE FRONT YARD VARIANCE AND A 15' 4" WEST SIDE FRONT YARD VARIANCE FROM SECTION 5 ZONING REGULATIONS FOR ADDITION TO PORCH ON CORNER LOT LOCATED IN A TR ZONE.**
   M. Durstin **motioned** to grant the variances requested and as presented on the sketch provided with the condition that the porch shall remain an uncovered porch, seconded by M. Gelormino. Motion passed unanimously.

APPROVE MINUTES OF PREVIOUS MEETING: 6/8/16

M. Gelormino **motioned** to approve the minutes of the previous meeting, seconded by M. Dustin. Motion passed unanimously.

4. **CORRESPONDENCE.**
   Resignation letter from Commissioner Jesse Smith is acknowledged.

5. **INVOICES.**
   None.

6. **ADJOURN.**
   M. Durstin **motioned** to adjourn the meeting at 7:30 p.m., seconded by M. Gelormino. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator/
ZBA Clerk

RECEIVED FOR RECORD AT HARWINTON CT
ON 07|15|16 AT 9:56AM
ATTEST NANCY E. ELDRIDGE TOWN CLERK