

ZONING BOARD OF APPEALS MEETING

WEDNESDAY, JUNE 8, 2016

TOWN HALL 7:00 P.M.

Present: Chairman Tom Rotondo, Michael Durstin, Janet Duchaine, Mark Gelormino, Theodore Root, Jr.

Absent: Alternate Members Kevin Ferrarotti and Jesse Smith

PUBLIC HEARING

1. **OPEN HEARING – ESTABLISH QUORUM.**

Chairman Rotondo called the hearing to order at 7:00 p.m. All regular members present are seated. LUC Redmond reads the call to hearing as published in the Republican American on 5/27/16 and 6/3/16.

2. **LOUIS MARK DENEGRE, 106 BOGUE ROAD - REQUEST FOR A 19' FRONT YARD VARIANCE (SOUTH SIDE) AND A 23' FRONT YARD VARIANCE (WEST SIDE) FROM SECTION 5 ZONING REGULATIONS FOR ADDITION TO PORCH ON CORNER LOT LOCATED IN A TR ZONE.**

Mr. Denegre is present and explains that he does not live in the house but is rehabilitating it. A sketch has been provided by Mr. Denegre that shows the proposed porch addition and is accompanied by the application which requests a 19' front south yard variance and a 23' front west yard variance on the corner lot. It is determined that the true variances required are 32' south side front variance, not 19', and a 16' west side front variance, not 23'. The existing porch is 4' x 8' and the new additional porch will be 6' x 16', which the sketch does not actually show. Chairman Rotondo states that a survey of the property with the addition shown and distances to the property lines should be submitted instead of a sketch.

3. **CONTINUE OR CLOSE HEARING.**

T. Root **motioned** to continue the hearing to July 13, 2016 at 7:00 p.m. in the town hall, seconded by J. Duchaine. Motion passed unanimously. Applicant is to return with an engineered plan and correct variance requests.

REGULAR MEETING

1. **OPEN MEETING – ESTABLISH QUORUM.**

Chairman Rotondo called the meeting to order at 7:25 p.m. All regular members present are seated.

2. **APPROVE MINUTES OF PREVIOUS MEETING: 3/9/16**

Minutes to be amended to note that *regular member* Janet Duchaine was absent and to amend Item 1 under regular meeting to add a period at the end of the sentence "All regular members are present."

M. Gelormino **motioned** to approve the minutes of 3/9/16 with noted corrections, seconded by M. Durstin. Motion passed unanimously with J. Duchaine refraining from vote due to her absence at the previous meeting.

3. **DISCUSSION/POSSIBLE DECISION - LOUIS MARK DENEGRE, 106 BOGUE ROAD - REQUEST FOR A 19' FRONT YARD VARIANCE (SOUTH SIDE) AND A 23' FRONT YARD VARIANCE (WEST SIDE) FROM SECTION 5 ZONING REGULATIONS FOR ADDITION TO PORCH ON CORNER LOT LOCATED IN A TR ZONE.**

No discussion. Commission members have requested Mr. Denegre to obtain a certified A2 survey.

4. **CORRESPONDENCE.**

None.

5. **INVOICES.**

None.

6. **ADJOURN.**

M. Dustin **motioned** to adjourn the meeting at 7:30 p.m., seconded by T. Root. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator/
ZBA Clerk

RECEIVED FOR RECORD AT HARWINTON CT
ON 06/14/16 AT 9:20 AM
ATTEST NANCY E. ELDRIDGE TOWN CLERK