

Wednesday, April 9, 2014, Town Hall, 7:00 p.m.

Present: Tom Rotondo, Janet Duchaine, Mark Gelormino, Theodore Root.

Absent: Jesse Smith, Nancy Shanley-Schnyer.

PUBLIC HEARING #1

1. Open hearing – establish quorum.

Chairman Tom Rotondo opens the hearing at 7:06 p.m. All members present are seated, with a quorum established. Clerk Christine Neal is present and proceedings are recorded on audio tape.

2. Daniel & Patience Fiore – application for 25' front yard variance for an attached garage with second story living space, Section 5 (Country Residential) Zoning Regulations, 495 Wildcat Hill Road.

ZBA Clerk Mrs. Neal reads the public notice into the record as published in the Waterbury Republican American 3/29/14 and 4/5/14. Applicants Mr. & Mrs. Fiore present and members discuss the application, referring to the A-2 survey provided by the applicant. Members have reviewed file contents including application, legal notice of hearing, Assessors map of property and abutters, list of abutters noticed, Assessors street card and copy of deed. Chairman Rotondo opens the floor for public comment to which there is none. Mr. Rotondo closes the public hearing at 7:14 p.m.

PUBLIC HEARING #2

1. Open hearing – establish quorum.

Chairman Tom Rotondo opens this hearing at 7:14 p.m. All members present are seated, with a quorum established. Clerk Christine Neal is present and proceedings are recorded on audio tape.

2. Benjamin Lariviere – application for 38' rear yard variance for a shed, Section 5 (Country Residential) Zoning Regulations, 122 North Road.

Applicant Ben Lariviere and his father Roland Lariviere present the application for variance. Members discuss the application, referring to the hand drawn sketch provided by the applicant. Members have reviewed file contents including application, legal notice of hearing, Assessors map of property and abutters, list of abutters noticed, Assessors street card and copy of deed. TAHD approval is in the file. Chairman Rotondo opens the floor for public comment to which there is none. Mr. Rotondo closes the public hearing at 7:22 p.m.

REGULAR MEETING

1. Approve minutes of previous meeting: 10/9/13.

Motion Mr. Gelormino, second Mr. Root to approve the 10/9/13 meeting minutes as submitted, passing unanimously.

2. Discussion/possible decision – Daniel & Patience Fiore – application for 25' front yard variance for an attached garage with second story living space, Section 5 (Country Residential) Zoning Regulations, 495 Wildcat Hill Road.

Motion Mr. Gelormino, second Mr. Root to grant the 25' front yard variance as applied for, hardship being the narrow lot with existing house located within the setback. The motion passes unanimously.

3. Discussion/possible decision – Benjamin Lariviere – application for 38' rear yard variance for a shed, Section 5 (Country Residential) Zoning Regulations, 122 North Road.

Motion Mr. Root, second Mr. Gelormino to grant the 38' rear yard variance as applied for, hardship being the small size of the lot. The motion passes unanimously.

4. Vacancy.

Regular member Kerri Ouellette has resigned from the board, effective March 20, 2014. Members discuss the filling of this position by the Board of Selectmen.

5. Any other business. None.

6. Correspondence. None.

7. Invoices. None.

8. Adjourn.

Motion Mrs. Duchaine, second Mr. Gelormino at 7:34 p.m. to adjourn, passing unanimously.

Respectfully submitted,



Christine Neal
ZBA Clerk

RECEIVED FOR RECORD AT HARWINTON CT
ON 4-2-14 AT 11:30AM
ATTEST NANCY E. ELDRIDGE TOWN CLERK