

ZONING BOARD OF APPEALS
WEDNESDAY, AUGUST 21, 2019
TOWN HALL 7:00 P.M.

Present: Chairman Thomas Rotondo, Mark Gelormino, Theodore Root, Jr., Michael Durstin,
Peter Brazaitis IV and Land Use Coordinator Polly Redmond
Absent: John Dicostanzo

PUBLIC HEARING

1. OPEN HEARING – ESTABLISH QUORUM.

Chairman Rotondo called the meeting to order at 7:10 p.m. All members present are seated.
LUC Redmond reads the call to hearing as published in the Republican American on 8/9/19 and 8/19/19.

2. DANIEL D. MANYAK – APPLICATION FOR A 58.1 FOOT FRONT YARD VARIANCE FROM SECTION 5 ZONING REGULATIONS DATED 10-29-18 FOR CONSTRUCTION OF AN ADDITION TO EXISTING HOME, 167 BURLINGTON ROAD (CR ZONE).

Mr. & Mrs. Manyak are present. Plans by Robert J. Wadowski, L.S., Bristol, CT dated 7/20/19 (revised to), are reviewed. Mr. Manyak explains that the house is a 970 square foot salt box home and their application is to add on 20 feet to the east of the existing home for an addition of a family room and an upstairs master bedroom. The house was built in 1941 and was made non-conforming with the layout of Route 4 leaving the home 2 feet from the state right of way property line. M. Gelormino questions why the addition can't be placed in the back of the house with Mr. Manyak stating that the back roofline is steep and the bedrooms on the second floor have sloped ceilings and that the well is also located in the back of the property.

Chairman Rotondo opens the floor to public comment at this time.

Steve Camp, 44 Locust Road, speaks of the layout of Route 4 and how all of the houses on Burlington Road don't meet the current setback of 60 feet.

Fred Williamson, 159 Burlington Road, states he has no objections to the proposal.

Wallace Wallace, 173 Burlington Road, states he has no objections to the proposal.

Lynn Bobroske, 141 Burlington Road, states she has no objections to the proposal.

3. CONTINUE OR CLOSE HEARING.

With no further comments from the public or commissioners, M. Gelormino **motioned** to close the public hearing at 7:22 p.m., seconded by T. Root, Jr. Motion passed unanimously.

REGULAR MEETING

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Rotondo called the meeting to order at 7:22 p.m. All members present are seated.

2. APPROVE MINUTES OF PREVIOUS MEETING: 6/19/19

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

3. DISCUSSION/POSSIBLE DECISION - DANIEL D. MANYAK – APPLICATION FOR A 58.1 FOOT FRONT YARD VARIANCE FROM SECTION 5 ZONING REGULATIONS DATED 10-29-18 FOR CONSTRUCTION OF AN ADDITION TO EXISTING HOME, 167 BURLINGTON ROAD (CR ZONE).

M. Gelormino notes that the house is non-conforming and that building on to the house in the back is not an option. T. Root, Jr. notes that the well is located in the back of the house.

M. Gelormino **motioned** to grant the variance due to the non-conformity of the house and the location of the well, seconded by M. Durstin. Motion passed unanimously.

4. CORRESPONDENCE.

None.

5. ANY OTHER BUSINESS.

None.

6. INVOICES.

None.

7. ADJOURN.

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

Respectfully submitted,

Polly Redmond

Land Use Coordinator/ZBA Clerk

RECEIVED FOR RECORD AT HARWINTON CT
ON 8-28-19 AT 8:45 PM
ATTEST NANCY E. ELDRIDGE TOWN CLERK