

Present: Chairman Thomas Rotondo, Mark Gelormino, Theodore Root, Jr., Michael Durstin and Land Use Coordinator Polly Redmond

Absent: Peter Brazaitis IV and John Dicostanzo

PUBLIC HEARING

1. OPEN HEARING – ESTABLISH QUORUM.

Chairman Rotondo called the hearing to order at 7:00 p.m. All members present are seated.

2. DEBRA CHRISTOS – APPLICATION FOR A 17 FOOT SIDE YARD VARIANCE FROM SECTION 5 ZONING REGULATIONS TO CONSTRUCT A 12' X 16' SHED, 18 OAKWOOD DRIVE, TOWN RESIDENTIAL ZONE. SIDE YARD REQUIREMENT IS 25 FEET.

LUC P. Redmond reads the call to hearing as published in the Republican American on 7/6/18 and 7/13/18. Debra Christos is present and submits eight receipts of certified mailings giving notice of this hearing to her neighbors within 200 feet of the property. A sketch has been provided showing the location of the proposed shed based off of a site plan prepared by Ronald Dufour dated 2/27/91. Ms. Christos explains that topography, trees and septic location in the backyard prevents her from placing the shed within the building envelope. She provides a letter from Robert Hicks, who is also present tonight and is her neighbor who lives next door on the side where the variance is being sought, which states he has no concerns over the shed being placed 8 feet from the side property line. Ms. Christos states that the shed will allow for lawn equipment and a snow blower to be under cover instead of out in the yard.

3. CONTINUE OR CLOSE HEARING.

M. Gelormino **motioned** to close the hearing at 7:10 p.m., seconded by T. Root. Motion passed unanimously.

REGULAR MEETING

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Rotondo called the meeting to order at 7:10 p.m. All members present are seated.

2. APPROVE MINUTES OF PREVIOUS MEETING: 5/16/18

T. Root, Jr. **motioned** to approve the minutes of the previous meeting, seconded by M. Gelormino. Motion passed unanimously. Chairman T. Rotondo refrains from vote due to his absence at the previous meeting.

3. DISCUSSION/POSSIBLE DECISION - DEBRA CHRISTOS – APPLICATION FOR A 17 FOOT SIDE YARD VARIANCE FROM SECTION 5 ZONING REGULATIONS TO CONSTRUCT A 12' X 16' SHED, 18 OAKWOOD DRIVE, TOWN RESIDENTIAL ZONE.

M. Durstin states that it is a large variance but the shed is a temporary building.

T. Root, Jr. states that the shed really can't be placed anywhere within the building envelope due to topography, trees and septic location. The chosen location is convenient to the driveway since a snow blower and other lawn equipment will be stored in the shed. T. Root, Jr. **motioned** to grant the variance based on the hardship of the property being an undersized lot, topography and septic location in the back of the property. M. Durstin seconded the motion and it passed unanimously.

4. CORRESPONDENCE.

None.

5. ANY OTHER BUSINESS.

None.

6. INVOICES.

None.

7. ADJOURN.

M. Gelormino **motioned** to adjourn the meeting at 7:15 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 7-19-18 AT 11:45AM
ATTEST NANCY E. ELDRIDGE TOWN CLERK