

ZONING BOARD OF APPEALS
WEDNESDAY, MAY 15, 2019
TOWN HALL 7:00 P.M.

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

Absent: Michael Durstin and Alternate Member 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. KEVIN AND KATHLEEN MCGIVERN – APPLICATION FOR A 16.3 FOOT NORTH SIDE YARD VARIANCE, 17.8 FOOT SOUTH SIDE YARD VARIANCE AND A 9.4% LOT COVERAGE VARIANCE FOR CONSTRUCTION OF A SINGLE FAMILY DWELLING, 91 CATLIN ROAD, ASSESSORS MAP NO. F2-14-0003. PROPERTY LOCATED IN A LAKE HARWINTON CHARTER (ASSOCIATION) ZONE.

Mr. McGivern is present. Plans by Berkshire Engineering titled Zoning Location Survey Showing Proposed Parcel Conveyances and Proposed Improvements, dated 4/12/19 are reviewed. The call to hearing has been published in the Republican American on 5/3/19 and 5/11/19. Proof of Certified Mailings to neighbors within 200 feet of the property lines giving notice of this hearing are received from Mr. McGivern. Chairman Rotondo questions what size the proposed house is with Mr. McGivern stating it will be 1600 square feet of living space with an office on the second floor of the garage that may become an accessory apartment for his son. Lake Harwinton Association has no objection to construction on this lot.

3. CONTINUE OR CLOSE HEARING.

With no comments from the public and no further comments by Commissioners, M. Gelormino **motioned** to close the public hearing, seconded by P. Brazaitis IV. Motion passed unanimously.

REGULAR MEETING

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Rotondo called the meeting to order at 7:15 p.m. All members present are seated.

2. APPROVE MINUTES OF PREVIOUS MEETING: 7/18/18

M. Gelormino **motioned** to approve the minutes of 7/18/18, seconded by T. Root, Jr. Motion passed unanimously with P. Brazaitis IV refraining from vote due to his absence at the previous meeting.

4. **DISCUSSION/POSSIBLE DECISION - KEVIN AND KATHLEEN MCGIVERN – APPLICATION FOR A 16.3 FOOT NORTH SIDE YARD VARIANCE, 17.8 FOOT SOUTH SIDE YARD VARIANCE AND A 9.4% LOT COVERAGE VARIANCE FOR CONSTRUCTION OF A SINGLE FAMILY DWELLING, 91 CATLIN ROAD, ASSESSORS MAP NO. F2-14-0003.**

M. Gelormino notes that by joining these lots together it makes each lot less non-conforming. Wetlands on the property and the location of the septic system leaves little space for locating a house on the property. M. Gelormino **motioned** to grant the variance for the following reasons: topography, shape of lot and undersized lot. P. Brazaitis IV seconded the motion and it passed unanimously.

3. **CORRESPONDENCE.**

None.

4. **ANY OTHER BUSINESS.**

None.

5. **INVOICES.**

None.

6. **ADJOURN.**

T. Root, Jr. **motioned** to adjourn the meeting at 7:20 p.m., seconded by M. Gelormino. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator/ZBA Clerk

RECEIVED FOR RECORD AT HARWINTON U.
ON 5-16-19 AT 2:34 PM
TEST NANCY E. ELDRIDGE TOWN CLERK