

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

Absent: Peter Brazaitis IV

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. MICHAEL BOUCHER, 8 WOODCHUCK LANE - APPLICATION FOR A 55 FOOT SOUTH FRONT YARD VARIANCE AND A 28.7 FOOT WEST FRONT YARD VARIANCE ON A CORNER LOT LOCATED IN A COUNTRY RESIDENTIAL ZONE FROM SECTION 5 ZONING REGULATIONS, DATED 10/29/18, FOR CONSTRUCTION OF A 24' X 30' ATTACHED GARAGE, A 6' X 10' PORCH AND A 6' X 6' PORCH.

Mr. Boucher is present. Plans prepared by Robert Green Associates, titled Zoning Location Survey Plot Plan for Addition and Leaching Area Layout, dated 9/26/19 are reviewed. Mr. Boucher explains that the existing foundation is close to Route 4 on the south side of his property. The house that once stood on the property was built in the 1930s and demolished in 2013 leaving only the foundation, approximately 50-60 feet from Route 4. Mr. Boucher states he will follow the line of the existing foundation, building on the same footprint, but with a new foundation put in.

Mr. Boucher states that he spoke with CTDOT regarding the driveway, a portion of which is on the DOT Right of Way, and they had no issues because the driveway is an existing one. Mr. Boucher notes that a new septic system was put in on the property in 2008 (plan on file) by the previous owner.

M. Gelormino questions why a new foundation can't be relocated further into the property with Mr. Boucher replying that the topography is laid out in a shelved manner, there are wetlands to the north and the septic location to the west of the property that prevents relocation. The existing leach fields will be utilized, with the reserve also being shown on the plans. The property is served by City of Torrington Water Co. Mr. Boucher notes that the septic and water are already hooked up including meter and valves.

There is no public input.

3. CONTINUE OR CLOSE HEARING.

M. Gelormino **motioned** to close the hearing at 7:18 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 7:18 p.m. All members present are seated.

2. APPROVE MINUTES OF PREVIOUS MEETING: 8/21/19

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

3. DISCUSSION/POSSIBLE DECISION - MICHAEL BOUCHER, 8 WOODCHUCK LANE - APPLICATION FOR A 55 FOOT SOUTH FRONT YARD VARIANCE AND A 28.7 FOOT WEST FRONT YARD VARIANCE ON A CORNER LOT LOCATED IN A COUNTRY RESIDENTIAL ZONE FROM SECTION 5 ZONING REGULATIONS, DATED 10/29/18, FOR CONSTRUCTION OF A 24' X 30' ATTACHED GARAGE, A 6' X 10' PORCH AND A 6' X 6' PORCH.

M. Gelormino states that the foundation of the structure remains outside of the building envelope and any proposed addition cannot be built without a variance and the proposed porches won't make the property any less non-conforming. M. Gelormino **motioned** to grant the variance, hardship being location of existing foundation, topography and shape of lot. M. Durstin seconded the motion and it passed unanimously.

4. CORRESPONDENCE.

None.

5. ANY OTHER BUSINESS.

None.

6. INVOICES.

None.

7. ADJOURN.

T. Root, Jr. **motioned** to adjourn the meeting at 7:22 p.m., seconded by M. Gelormino. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator/ZBA Clerk

RECEIVED FOR RECORD AT HARWINTON CT

ON 10-22-19 AT 12:15 pm

ATTEST TOWN CLERK

James J. Bogan