

ZONING BOARD OF APPEALS
WEDNESDAY, DECEMBER 18, 2019
TOWN HALL 7:00 P.M.

Present: Chairman Thomas Rotondo, Michael Durstin, Peter Brazaitis IV, Tamara Barry, Theodore Root, Jr.,
Alternate Member Lynne Steincamp and Land Use Coordinator Polly Redmond
Absent: John Dicostanzo

PUBLIC HEARING

1. OPEN HEARING – ESTABLISH QUORUM.

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

2. PAUL PRENOVEAU – APPLICATION FOR AN 18 FOOT FRONT YARD VARIANCE FROM SECTION 5 ZONING REGULATIONS, DATED 10/29/18, FOR CONSTRUCTION OF A 13' 5½" X 23' ADDITION TO EXISTING HOME, 43 MANSFIELD ROAD (CR ZONE).

Mr. Prenoveau is present. Plans by Berkshire Engineering titled Zoning Location Survey, 12/6/19, are reviewed and a B100a is also provided dated 11/25/19. Proof of certified mailings to neighbors within 200 feet of the property lines is collected. The A2 Survey locates the addition 6 inches further back than what is shown on the B100a. Mr. Prenoveau explains that the house, which is 1092 square feet, has three small bedrooms and the addition is to make one of the bedrooms larger and will include a new bathroom. A copy of the proposed floor plan is reviewed and remains on file. It is noted that the entire house is outside of the building envelope and the addition is set back further from the front of the existing house but still requires a variance. The property is a legal non-conforming lot containing 0.69 acres in a Country Residential zone requiring a minimum of two acres.

3. CONTINUE OR CLOSE HEARING.

With no public attendance and no further comments, T. Root, Jr. **motioned** to close the hearing at 7:05 p.m., seconded by T. Barry. Motion passed unanimously.

REGULAR MEETING

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Rotondo called the meeting to order at 7:05 p.m. All regular members present are seated.

2. APPROVE MINUTES OF PREVIOUS MEETING: 10/16/19

M. Durstin **motioned** to approve the minutes of the previous meeting, seconded by T. Root, Jr. Motion passed unanimously with T. Rotondo, M. Durstin and T. Root, Jr. voting. P. Brazaitis IV refrains from voting due to his absence at the previous meeting and T. Barry refrains from voting as she was not a member of the Commission at the previous meeting.

3. DISCUSSION/POSSIBLE DECISION - PAUL PRENOVEAU – APPLICATION FOR AN 18 FOOT FRONT YARD VARIANCE FROM SECTION 5 ZONING REGULATIONS, DATED 10/29/18, FOR CONSTRUCTION OF A 13' 5½" X 23' ADDITION TO EXISTING HOME, 43 MANSFIELD ROAD (CR ZONE).

Commissioners discuss and agree that the property is an undersized lot and the entire house is situated outside of the building envelope. T. Root, Jr. **motioned** to grant the variance of 18 feet for the reason that the lot is undersized and the house does not meet the setbacks of Section 5 Zoning Regulations. T. Barry 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 7:10 p.m., seconded by M. Durstin. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator/ZBA Clerk

RECEIVED FOR RECORD AT HARWINTON CT

ON 12-19-19 AT 11:00am

ATTEST TOWN CLERK

James P. Bogan