

**ZONING BOARD OF APPEALS**  
**WEDNESDAY, FEBRUARY 19, 2020**  
**TOWN HALL 7:00 P.M.**

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

**PUBLIC HEARING**

**1. OPEN HEARING – ESTABLISH QUORUM.**

Acting Chairman Michael Durstin called the meeting to order at 7:00 p.m. All regular members present are seated with Alternate Member L. Steincamp seated for T. Rotondo.

LUC Redmond reads the call to hearing as published in the Republican-American newspaper on 2/7/2020 and 2/15/2020.

**2. MARIE FARKAS – APPLICATION FOR AN 3 FOOT EAST SIDE YARD VARIANCE AND A 1% LOT COVERAGE VARIANCE FROM SECTION 5 ZONING REGULATIONS, DATED 10/29/18, FOR CONSTRUCTION OF A 9' X 12' ADDITION TO EXISTING HOME, 23 SILANO DRIVE (TR ZONE).**

Dennis McMorrow, P.E., Berkshire Engineering, is present to represent along with Marie Farkas. Plans by Berkshire Engineering titled Zoning Location Survey, dated 1/6/2020 are reviewed. Receipts of certified mailings to neighbors within 200 feet of the property are collected from Mr. McMorrow.

Mr. McMorrow refers to the site plans explaining that the house is already exceeding lot coverage and not meeting building setbacks due to the lot being a grand-fathered legal non-conforming lot containing 0.44 acres. The house is 17.5 feet to the east and does not meet the 25 foot side yard setback. With the addition onto the back of the house, the distance will be 22.3 feet to the east side yard. The property is served by sewer and well and TAHD approval dated 2/5/2020 has been received.

There is no public attendance to speak on this application.

**3. CONTINUE OR CLOSE HEARING.**

T. Root, Jr. **motioned** to close the hearing at 7:10 p.m., seconded by P. Brazaitis IV. Motion passed unanimously.

**REGULAR MEETING**

**1. OPEN MEETING – ESTABLISH QUORUM.**

Acting Chairman M. Durstin called the meeting to order at 7:10 p.m. All regular members present are seated with Alternate Member L. Steincamp seated for T. Rotondo.

**2. APPROVE MINUTES OF PREVIOUS MEETING: 12/18/19**

P. Brazaitis **motioned** to approve the minutes of the previous meeting, seconded by T. Barry. Motion passed unanimously.

**3. DISCUSSION/POSSIBLE DECISION - MARIE FARKAS – APPLICATION FOR AN 3 FOOT EAST SIDE YARD VARIANCE AND A 1% LOT COVERAGE VARIANCE FROM SECTION 5 ZONING REGULATIONS, DATED 10/29/18, FOR CONSTRUCTION OF A 9' X 12' ADDITION TO EXISTING HOME, 23 SILANO DRIVE (TR ZONE).**

P. Brazaitis **motioned** to grant the variance for a 3 foot east side yard variance and 1% lot coverage variance due to the legal non-conforming undersized lot and legal non-conforming house location already not meeting the setback requirements. Motion seconded by L. Steincamp and passed unanimously.

**4. CORRESPONDENCE.**

None.

**5. ANY OTHER BUSINESS.**

None.

**6. INVOICES.**

None.

**7. ADJOURN.**

P. Brazaitis **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 2-24-20 AT 1:35 pm

ATTEST TOWN CLERK

*Laura F. Byron*