

Tuesday, November 24, 2015, Town Hall, 7:00 p.m

Present: Tom Rotondo, Janet Duchaine, Mark Gelormino, Theodore Root, Mike Durstin, Jesse Smith

Absent: alternate Kevin Ferrarotti

#### PUBLIC HEARING 1

**1. Open hearing-establish quorum. 7:00pm**

Chairman Rotondo established a quorum, Clerk Christine Neal is present as well as Janelle Nadeau, who will be replacing Christine. Proceedings are being recorded on audio tape.

**1. Theresa Sullivan- application requesting a 27' side yard variance for an addition, (Section 5 Country Residential Zoning Regulation), property located at 12 Burlington Rd.**

2. ZBA Clerk Janelle Nadeau reads the public notice into the record, applicant presents and members ask questions and discuss. Chairman Rotondo opens the floor for public comment. Members of the public present are David and Susan Ryan, they spoke in favor of the application. Chairman Rotondo closes the public hearing at 7:24 p.m.

#### Regular Meeting

**1. Open meeting-establish quorum.**

Chairman Rotondo opens the regular meeting at 7:24 pm. All regular members are present Kevin Ferrarotti is absent. Clerk Christine Neal is present as well as her replacement Janelle Nadeau; proceedings are being recorded on audio tape.

**2. Approve minutes of previous meeting: 10/14/2015**

**Motion** Mr. Gelormino, second Mr. Root to approve the 10/14/15 meeting minutes as submitted, passing unanimously.

**2. Discussion/possible decision-Theresa Sullivan- application requesting a 27' side yard variance for an addition, (Section 5 Country Residential Zoning Regulation), property located at 12 Burlington Rd.**

3. Members discuss, with mention that the house is on a non-conforming lot to begin and they are building straight back and not any closer to the neighbors.

**Motion** Mr. Root, second by Mr. Gelormino to grant the 27' side yard variance for an addition as applied, hardship being the shape of the lot. The motion passes unanimously.

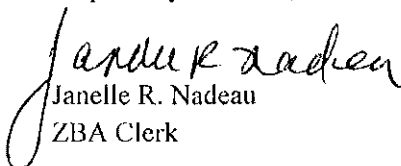
**Correspondence.** None

**Invoices.** None

**Adjourn.**

**Motion** Mr. Durstin, second by Mr. Root at 7: 28 p.m. to adjourn, passing unanimously.

Respectfully submitted,

  
Janelle R. Nadeau  
ZBA Clerk

RECEIVED FOR RECORD AT HARWINTON CT  
ON 11/25/15 AT 12:15 PM  
ATTEST NANCY E. ELDRIDGE TOWN CLERK