

Wednesday, February 13, 2013, Town Hall, 7:00 p.m.

Members Present: Tom Rotondo, Mark Gelormino, Theodore Root, Kerri Ouellette, Jesse Smith.

Members Absent: Janet Duchaine, Nancy Shanley-Schnyer, John (Jay) Christian.

PUBLIC HEARING #1

1. Open hearing – establish quorum.

Chairman Tom Rotondo opens the public hearing at 7:00 p.m. All regular members present are seated and alternate Jesse Smith. Clerk Christine Neal is present and proceedings are recorded on audio tape.

2. John Wayne Conner – application for 13' side yard variance and 20' front yard variance for an addition, Section 5 (Country Residential) Zoning Regulations, 260 South Road.

ZBA Clerk Mrs. Neal reads the public notice into the record as published in the Waterbury Republican American 2/2/13 and 2/9/13. Mr. and Mrs. Conner are present. Mr. Conner presents the application, referring to the plans. Members discuss. The proposed addition is for a dining room off of the kitchen. The corner lot is legal non-conforming, with 125' of frontage on South Road and 110' of frontage on Shingle Mill Road. The home faces South Road, with the driveway entrance on Shingle Mill. The home exists on the 0.32 acre lot in the setback and is legal non-conforming. Members have reviewed file contents including application, legal notice of hearing, Assessors map of property C5-05-03 and abutters, list of abutters noticed, Assessors street card and copy of deed (vol. 107, p. 388). Members ask questions of Mr. Conner, with Mr. Conner answering. There are no abutters present or any other member of the public interested in speaking on the application. Chairman Rotondo asks if there is any further comment, to which there was none, closing the hearing at 7:09 p.m.

PUBLIC HEARING #2

1. Open hearing – establish quorum.

Chairman Tom Rotondo opens the public hearing at 7:09 p.m. All regular members present are seated and alternate Jesse Smith. Clerk Christine Neal is present and proceedings are recorded on audio tape.

2. Althea Stowe & Richard Stowe Sr. - application for an 8' front yard variance, two 5' side yard variances and a 5' rear yard variance, Section 5 (Lake Harwinton Charter Assoc. Land) Zoning Regulations and to vary Section 2.3, Accessory Building or Use, Zoning Regulations; for a garage on vacant lot, Assessors Map No. F2-06-06, Timber Lane across the street from residence of applicants, 4 Timber Lane.

ZBA Clerk Mrs. Neal reads the public notice into the record as published in the Waterbury Republican American 2/2/13 and 2/9/13. Mrs. Stowe presents the application. Members discuss, referring to the map entitled "Improvement Location Survey, Property of Richard M. Stowe, Sr. & Althea Stowe, Catlin Road & Timber Lane", dated 8/2012, revised 1/8/13 to show proposed garage size, prepared by GM2 Associates, Torrington. The proposed 2-car garage, 28' x 40' is to be installed upon the 80' x 100' vacant lot across from their home on Timber Lane. Members have reviewed file contents including the aforementioned plans, copy of Lake Harwinton Association Application for Pre-Building Permit stating that for the garage, "Town Variance is Required for Lake Harwinton Association Approval" (dated 1/21/13), legal notice of hearing, Assessors map of property F2-06-06 and abutters, list of abutters noticed, Assessors street card and copy of deed (vol. 235, pp. 036-037). Members ask questions of the applicants, with Mrs. Stowe answering. Members refer to Sections 2 and 15 of the Zoning Regulations. There are no neighbors present to speak on the application. Chairman Rotondo asks if there is any further comment, to which there was none, closing the hearing at 7:21 p.m.

REGULAR MEETING

1. Open meeting – establish quorum.

Chairman Tom Rotondo opens the regular meeting at 7:21 p.m. All regular members present are seated and alternate Jesse Smith. Clerk Christine Neal is present and proceedings are recorded on audio tape.

2. Approve minutes of previous meeting: 1/9/13 meeting.

Motion Mr. Gelormino, second Mrs. Ouellette to approve the 1/9/13 meeting minutes as submitted, passing unanimously.

3. Discussion/possible decision – John Wayne Conner – application for 13' side yard variance and 20' front yard variance for an addition, Section 5 (Country Residential) Zoning Regulations, 260 South Road. Motion Mr. Gelormino, second Mr. Root to **grant** the variances as applied for, hardship being the size and shape of the lot, with the house already existing as a non-conforming structure. The motion passes unanimously.

4. Discussion/possible decision – Althea Stowe & Richard Stowe Sr. - application for an 8' front yard variance, two 5' side yard variances and a 5' rear yard variance, Section 5 (Lake Harwinton Charter Assoc. Land) Zoning Regulations and to vary Section 2.3, Accessory Building or Use, Zoning Regulations; for a garage on vacant lot, Assessors Map No. F2-06-06, Timber Lane across the street from residence of applicants, 4 Timber Lane.

Motion Mrs. Ouellette, second Mr. Root to **deny** the requests as there is no hardship and granting the requests would allow a use of the vacant lot that the Zoning Board of Appeals is prohibited from allowing according to Section 15 of the Harwinton Zoning Regulations. The motion passes unanimously.

5. 2014 Budget.

Members have reviewed the proposed budget for the 2013-2014 fiscal year, with no net increase from the current fiscal year.

6. Any other business.

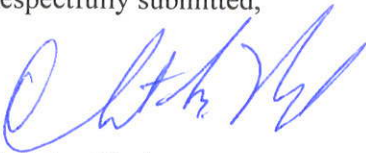
Clerk Neal mentions that Land Use Coordinator Polly Redmond requests a Word document version of the ZBA application and that she has created that, including it in the agenda packets for this meeting.

7. Correspondence. None.

8. Invoices. None.

9. Adjourn. Motion Mr. Gelormino, second Mrs. Ouellette at 8:04 p.m. to adjourn, passing unanimously.

Respectfully submitted,



Christine Neal
ZBA Clerk

RECEIVED FOR RECORD AT HARWINTON CT
ON 2-19-13 AT 11:41 AM
ATTEST NANCY E. ELDRIDGE TOWN CLERK