

Wednesday, January 9, 2013, Town Hall, 7:00 p.m.

Members Present: Tom Rotondo, Janet Duchaine, Mark Gelormino, Theodore Root, Kerri Ouellette.

Members Absent: Jesse Smith, Nancy Shanley-Schnyer, John (Jay) Christian.

PUBLIC HEARING

1. Open hearing – establish quorum.

Chairman Tom Rotondo opens the public hearing at 7:05 p.m. All regular members are present and seated. Clerk Christine Neal is present and proceedings are recorded on audio tape.

2. Lee Ann Biancucci – application for 12' side yard variance and 39' front yard variance for a carport, Section 5 (Lake Harwinton Area, Non-Association Land) Zoning Regulations, 29 Lake Harwinton Road.

ZBA Clerk Mrs. Neal reads the public notice into the record as published in the Waterbury Republican American 1/3/13 and 1/7/13. Ms. Biancucci presents the application, referring to the plans. Members discuss. The proposed 12' x 21' car port is to be installed upon the existing, paved driveway. The lot is legal non-conforming, 83' wide and .37 acres. The home exists in the setback and is legal non-conforming. Members have reviewed file contents including application, legal notice of hearing, Assessors map of property F8-5-01 and abutters, list of abutters noticed, Assessors street card and copy of deed (vol. 159, p. 659). Members ask questions of Ms. Biancucci, with Ms. Biancucci answering. Letter from neighbors Borbas and Dumonski has been received in favor of the application. There are no others present at the meeting. Chairman Rotondo asks if there is any further comment, to which there was none, closing the hearing at 7:10 p.m.

REGULAR MEETING

1. Open meeting – establish quorum.

Chairman Tom Rotondo opens the regular meeting at 7:10 p.m. All regular members are present and seated. Clerk Christine Neal is present and proceedings are recorded on audio tape.

2. Approve minutes of previous meeting: 12/12/12 meeting.

Motion Mrs. Duchaine, second Mr. Gelormino to approve the 12/12/12 meeting minutes as submitted, passing unanimously.

3. Discussion/possible decision – Lee Ann Biancucci – application for 12' side yard variance and 39' front yard variance for a carport, Section 5 (Lake Harwinton Area, Non-Association Land) Zoning Regulations, 29 Lake Harwinton Road.

Motion Mrs. Ouellette, second Mr. Gelormino to **grant** the variances as applied for, hardship being the size and narrowness of the lot, with the house already non-conforming located in the setback. The motion passes unanimously.


4. Any other business. None.

5. Correspondence. None.

6. Invoices. None.

7. Adjourn. Motion Mr. Gelormino, second Mrs. Ouellette at 7:12 p.m. to adjourn, passing unanimously.

Respectfully submitted,



Christine Neal
ZBA Clerk

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ON 1/16/2013 AT 2:40 PM
ATTEST NANCY E. ELDRIDGE TOWN CLERK