

**ZONING BOARD OF APPEALS  
MEETING MINUTES  
SPECIAL MEETING OF TUESDAY, SEPTEMBER 16, 2025**

**I. CALL TO ORDER**

By: Gerrity

Time: 7:00 p.m.

Place: Annex and Zoom

**II. ROLL CALL:**

		<b>PRESENT</b>	<b>ABSENT</b>
<b>REGULAR MEMBERS:</b>	Thomas Delucco		X
	Caroline Dowd	X	
	Scott Francis (Via Zoom – seated after first application)	X	
	Michael Gerrity (Chair)	X	
	William Zenko		X Excused
<b>ALTERNATE MEMBERS:</b>	Peter DePaola	X	
	Patricia Hodge (Seated for Zenko)	X	
	Cheryl Ann Resha		X Excused
<b>STAFF:</b>	Heidi Leech, Planning Technician/Zoning Enforcement Officer	X	
	Natalia Yeschick, Recording Secretary		X

**III. READING OF LEGAL NOTICE**

Hodge read the public hearing notice into the record.

#### IV. EXPLANATION OF PROCEDURES

Gerrity explained the public hearing procedures.

#### V. PUBLIC HEARING

- a. **ZBA-25-13 – Request for a variance from Table 4.04A.c of the Zoning Regulations to construct a 6 x 11 addition 9-feet from the side property line when 15-feet is required at 39 Spring Trail in the LR Zone; Owner: Kathryn Hayden, Applicant: Justin Young.**

Justin Young and Kathryn Hayden were present to discuss the application. Young explained that they are looking to put a small 6' x 11' bathroom addition on the existing house nine feet from the property line. Gerrity asked how many bathrooms the house currently has. Young said only one that's about the same size. Gerrity asked if the house is on septic or sewer. Young said city sewer. Leech explained that the application was reviewed by the WPCA Operator, Mike Ruef, for proximity to the sewer. Ruef said the sewer is not near the proposed addition. Glenn Bagdoian, the EHHD Sanitarian, commented on the application instructing the applicant to apply for a Public Health Review which has not yet been done. Gerrity noted that Town Engineer, Todd Penney, recommended that an A-2 boundary survey be completed prior to the issuance of a variance but he said that's Zoning's jurisdiction. Leech explained that an A-2 boundary survey is not required under Zoning Regulations to apply and receive a variance, but it is required for the issuance of a Zoning Permit. She said the applicant is aware that an A-2 survey will be required before for them to apply for the Building/Zoning permit. Leech said Penney's concern is that the variance will be granted for a certain setback reduction and then after the A-2 survey is done they will realize a different variance is needed. Leech explained that if that were to be the case it wouldn't be a fatal flaw. They could come back to the ZBA for a modification.

Gerrity asked for public comment. Hearing none her closed the public hearing and called for a motion.

***MOTION: I move to approve the request for a variance from Table 4.04A.c of the Zoning Regulations to construct a 6' x 11' addition 9-feet from the side property line when 15-feet is required at 39 Spring Trail in the LR Zone with the finding that:***

- 1) it is in harmony with the general purpose and intent of the zoning regulations, and***
- 2) will not be contrary to the public interest.***

***The following circumstances are unique to the property and not the result of the actions of the applicant: the lot is irregularly shaped and narrow.***

**By: DePaola**

**Seconded By: Gerrity**

**Voting:**

**For: DePaola, Dowd, Gerrity, Hodge**

**Against: None**

**Abstain: Francis**

**Motion approved.**

**\*Scott Francis was seated for the remainder of the meeting**

- b. ZBA-25-14 – Request for variance from Table 4.04A.b of the Zoning Regulations for a 9-foot side yard setback reduction from 20-feet to 11-feet, and a 7-foot front yard setback reduction from 50-feet to 43-feet, to construct a 24 x 24 detached garage at 167 Geraldine Drive in the GR-80 Zone; Owners: Todd and Esther Richardello, Applicant: James Lathrop.**

Homeowners Todd and Esther Richardello were present to discuss the application. Mr. Richardello explained that they are running out of room due to having young adult children still living at home while pursuing higher education. He said this year his father-in-law passed away, so they are also going to have his mother-in-law moving in this year. They have run out of storage space and want to build a detached garage with attic storage. The new garage will be in the same aesthetic as the existing house. Mr. Richardello said he didn't entirely understand why they were there. He said he understands the garage is too close to the property line but he said that space is not usable anyway. Gerrity asked what he means about the space being unusable. Mr. Richardello said that the space between the two properties is all frogs, toads and wetlands. Gerrity asked Mr. Richardello if he got any Wetlands statement regarding their request. He said no. Leech said that there was comment from Wetlands Agent Lindsay Beutler's. Leech read it for the record "This activity may need some level of wetlands permitting. Please provide a letter from a CT Certified Soil Scientist indicating whether or not there are wetlands within 75 feet of the proposed area of disturbance." Leech said this would be required prior to issuance of a Building Permit. Mr. Richardello said that Jim Lathrop mentioned that to them. Leech said that since Lathrop is the applicant he is the one getting alerts from the permitting system when comments are made.

Gerrity asked why they don't turn the garage to be square with the house or attach it which might not need a variance. Richardello said it is really for aesthetic purposes.

Gerrity asked for some additional details about the garage. Mr. Richardello replied that the garage will be finished to match the house with cedar shingles. It will not have any living space above, only storage and it will have a foundation. Leech pulled up a basic sketch of the garage provided by Lathrop. She explained that Lathrop has been recovering from a medical procedure and had hoped to be at the meeting but was unable to attend. The sketch shows the frontal view. The garage will be stick-built. Gerrity asked about the plans for the driveway. Richardello said it is currently paved and will be paved to the new garage.

Gerrity asked if there were any questions or comments from the public.

**Beverly Rice of 47 Geraldine Drive** said she thinks it will really improve the aesthetics of the site.

Gerrity closed the public hearing.

Dowd asked about the wetlands comment. Gerrity said they can still approve or deny the application, and it doesn't absolve them of their obligation to Wetlands.

***MOTION: I move to approve the request for a variance from Table 4.04A.b of the Zoning Regulations for a 9-foot side yard setback reduction from 20-feet to 11-feet, and a 7-foot front yard setback reduction from 50-feet to 43-feet, to construct a 24 x 24 detached garage at 167 Geraldine Drive in the GR-80 Zone with the finding that:***

- 1) it is in harmony with the general purpose and intent of the zoning regulations, and***
- 2) will not be contrary to the public interest.***

***The following circumstances are unique to the property and not the result of the actions of the applicant: they have limited space to build the garage.***

***The following condition shall apply: the applicant shall obtain the requested wetlands letter.***

**By: Dowd**

**Seconded By: DePaola**

**Voting:**

**For: DePaola, Dowd, Francis, Gerrity, Hodge**

**Against: None**

**Abstain: None**

**Motion unanimously approved.**

**VI. NEW BUSINESS/DISCUSSION:**

a. Approval of August 19, 2025, Meeting Minutes

***MOTION: I move to approve the August 19, 2025 Meeting Minutes***

**By: Gerrity**

**Seconded By: DePaola**

**Voting:**

**For: DePaola, Dowd, Francis, Gerrity, Hodge**

**Against: None**

**Abstain: None**

**Minutes unanimously approved.**

b. Member Updates:

Leech told the members that she wanted to get their input on how to handle next month's meeting. She said that there is an application for the October meeting but that she will be out of the office at her State required CAZEO training that whole week. She said that Jana suggested postponing since the ZBA has 65 days from date of receipt to open the public hearing, if the applicant is agreeable. The application would then be heard in November along with anything that comes in during October. Gerrity and the other members were agreeable. Leech said would keep them posted.

**VII. ADJOURNMENT:**

***The meeting was adjourned by Gerrity at 7:26 p.m.***

Respectfully Submitted,

***Heidi A. Leech***

Planning Technician/Zoning Enforcement Officer

PLEASE NOTE: These minutes are not official until approved by the Zoning Board of Appeals at the next meeting. Please see the next meeting minutes for approval or changes to these minutes.