

**ZONING BOARD OF APPEALS  
MEETING MINUTES  
REGULAR MEETING OF TUESDAY, FEBRUARY 18, 2025**

**I. CALL TO ORDER**

By: Gerrity      Time: 7:00 p.m.      Place: Town Hall Conference Room B and Zoom

**II. ROLL CALL:**

		PRESENT	ABSENT
<b>REGULAR MEMBERS:</b>	Thomas Delucco (Vice Chair)		X
	Caroline Dowd		X
	Scott Francis (Secretary)		X
	Michael Gerrity (Chair)	X	
	William Zenko	X	
<b>ALTERNATE MEMBERS:</b>	Peter DePaola (seated for Delucco)	X	
	Patricia Hodge (seated for Dowd)	X	
	Cheryl Ann Resha (seated for Francis)	X	
<b>STAFF:</b>	Jana Roberson, AICP, Director of Planning & Development	X	
	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-25-1 – Request for variance from Table 4.04A.c of the Zoning Regulations to allow a reduction of the front yard setback from 20’ to less than 20’ from the property line, but no less than 10’ from the edge of pavement at 43 John Hand Drive in the LR Zone; Applicant: Gregory Pappas, Owner: Cathryn-Jean Fleming.**

Cathryn-Jean Fleming, owner, and Gregory Pappas, the applicant, were present. Pappas explained they would like to put a slightly bigger shed (12’ x 16’) in the same location as the previously existing shed which has since been removed. The property has three frontages that surround it which does not provide a location for a shed without adjusting setbacks since front setbacks are larger than side setbacks. The only other piece of property is the driveway. In order to comply with the 20’ setback, the shed would be in the middle of the yard, which is why they are asking for the variance.

Leech shared a street view of the property with the Board. Gerrity confirmed with the applicant that the shed will stay inside the fence.

Since there were no further questions or comments, the hearing was closed.

***MOTION: I move to approve the request for variance from Table 4.04A.c of the Zoning Regulations to allow a reduction of the front yard setback from 20’ to less than 20’ from the property line, but no less than 10’ from the edge of pavement at 43 John Hand Drive with the finding that it is in harmony with the general purpose and intent of the zoning regulations, and 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 has 3 frontages.***

**By: DePaola**

**Seconded By: Gerrity**

**Voting:**

**For: DePaola, Gerrity, Hodge, Resha, Zenko**

**Against: None**

**Abstain: None**

**Motion unanimously approved.**

- b) ZBA-25-2 – Request for variance from Table 4.04A.c of the Zoning Regulations to allow a reduction of the side yard setback from 15’ to 9’ at 237 Woodland Road in the LR Zone; Applicant/Owners: Eric and Cynthia Springer.**

Eric and Cynthia Springer were present. Eric Spring explained they are looking to build an 8’ x 28’ front enclosed porch with a small section that protrudes into the setback.

For the front porch, the property line is only about 8’ away from the side of the house. The back left corner of the house was over the property line by 6” at one time and the house was actually moved. What they would like to do now is build an enclosed porch at the front of the house, looking from the driveway.

Leech brought up a street view of the property but pointed out the things have changed since it was taken. The lot to the right of 237 Woodland was purchased by the Springers and their neighbor on the other side of the middle lot. The home that was previously there was torn down and the lot split down the middle between the two neighbors. The Springers have since been approved for a detached garage on their portion of the lot which was combined with their existing property.

Springer also shared with the Board a photo of the front of the existing house and a drawing of the house with the proposed front porch.

The garage was questioned but that is on a separate permit and is going in a conforming location where the previous house was. A variance is not needed for that.

Leech and Roberson pointed out to the Board on the plan the portion of the porch that protrudes into the setback requiring a variance.

Since there were no further questions or comments, the hearing was closed.

***MOTION: I move to approve the request for variance from Table 4.04A.c of the Zoning Regulations to allow a reduction of the side yard setback from 15’ to 9’ at 237 Woodland Drive with the finding that it is in harmony with the general purpose and intent of the zoning regulations and 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: There was a preexisting structure. The front porch would be in alignment with the pre-existing structure.*

By: Resha

Seconded By: Zenko

**Voting:**

For: DePaola, Gerrity, Hodge, Resha, Zenko

Against: None

Abstain: None

Motion unanimously approved.

**VI. NEW BUSINESS/DISCUSSION:**

- a) Approval of September 17, 2024, Regular Meeting Minutes

**MOTION:** *I motion that the minutes of the September 17, 2024 meeting be approved.*

By: Gerrity

Seconded By: Zenko

**Voting:**

For: DePaola, Gerrity, Hodge, Resha, Zenko

Against: None

Abstain: None

Motion unanimously approved.

- b) Approval of 2025 Meeting Dates

**MOTION:** *I motion to approve the ZBA meeting dates for 2025.*

By: Zenko

Seconded By: DePaola

**Voting:**

For: DePaola, Gerrity, Hodge, Resha, Zenko

Against: None

Abstain: None

Motion unanimously approved.

One last order of business was brought up by Gerrity regarding the training requirements for Zoning Board of Appeals and Planning and Zoning Commission members. Roberson explained an upcoming program put on by CT Bar Association which they put on every two years. The Land Use Department is offering the opportunity for Commissioners to attend the webinar in-person since some miss the comradery of in-person training. Should you attend the webinar, you would receive all required training hours except for half an hour of the housing requirement.

The training will be held on March 22, 2025, from 9:00 AM to 4:30 PM. Conference Room B has been reserved and there will be refreshments. Should you not wish to attend in person, we will sign you up at home if you commit to watching at home.

Commission Training is required every 4 years. If training was completed in 2023, training will not be required for 2025. If you would only like to join for only the ZBA portion in person, you may. It will be from 3:40 PM - 4:10 PM.

**VII. ADJOURNMENT:**

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

Respectfully Submitted,

***Natalia Yeschick***

Natalia Yeschick, Recording Secretary

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.