REGULAR MEETING OF THE ZONING BOARD OF APPEALS
MIDDLETOWN CONNECTICUT
April 4, 2019

1. CALL TO ORDER
Gary Middleton opened the meeting with the Pledge of Allegiance.

2. ROLL CALL
   Present: Linda Reil, Gary Middleton, Judy Pehota, Dina Ford, Nick Ficaro
   Absent: Jonathan Pulino, Brandon Chafee, Kevin Brignole
   Staff: Ron Baia, Zoning and Wetlands Enforcement Officer

3. APPROVAL OF MINUTES - February 7, 2019 Regular Meeting Minutes
   Judy Pehota stated that there were a couple errors in the minutes where names were left out. Judy moves to amend the minutes to address the corrections. Dina Ford seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 5 affirmative votes.

4. OLD BUSINESS
   None

5. NEW BUSINESS
   See Item 6

6. PUBLIC HEARING
   1. Proposed variance with regard to Section 23 to add a 20’ x 23’ 2-car garage within 3’ from side property line and 6’ from rear property line in a non-conforming lot in the MX zone at 417 High Street. Applicant/agent Donald Oliver ZBA2019-2

   Mr. Oliver spoke about the application and gave handouts to the Board. He would like to change the dimensions of the garage to 20’ x 24’. He gave a presentation of the application. He explained that many of the lots in this neighborhood share the same problem with small lots and being close together. Many in the neighborhood have garages very close to the lot lines. There was nobody opposing this application.

   Judy Pehota moves to close the public hearing. Nick Ficaro seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 5 affirmative votes.
Dina Ford moves for approval for a variance with regard to Section 23 to add a 20’ x 24’ 2-car garage within 3’ from side property line and 6’ from rear property line in a non-conforming lot in the MX zone at 417 High Street. Linda Reil seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 5 affirmative votes.

2. Proposed variance with regard to Section 21 for construction of a garage at 14 1/2 feet side setback instead of the required 20’ at 503 Round Hill Road. Applicant/agent Antoine Gauvin ZBA2019-3

Mr. Gauvin introduced the application. He needs the variance as he needs a larger garage to fit his truck in. He’s 72 years old and having to take the snow and ice off the vehicles is tough. He is looking into purchasing a mobile home and that will also go into the 2nd bay. There was nobody opposing this application.

Nick Ficaro moves to close the public hearing. Dina Ford seconds the motion. The chair calls for the vote. It is unanimous to close public hearing with 5 aye votes. The chair states the matter passes unanimously with 5 affirmative votes.

Dina Ford stated that it’s in such a small corner of the property and he is the owner of all the abutting property that she will approve it.

Judy Pehota moves for approval for a variance with regard to Section 21 for construction of a garage at 14 1/2 feet side setback instead of the required 20’ at 503 Round Hill Road. Dina Ford seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 5 affirmative votes.

7. ADJOURNMENT

Dina Ford moves for adjournment at 5:55 PM. Nick Ficaro seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 5 affirmative votes.

Respectfully Submitted,

Ron Baia
Wetlands and Zoning Enforcement Officer