

Chw. Annabel Resnisky, 1st Vice-Chm. Steven Weiss, 2nd Vice-Chairman Leslie Adams, Jr., Judith Pehota, Evelyn Russo

BOARD MEMBERS
PRESENT

Sheila Walsh

BOARD MEMBERS
ABSENT

William Warner, Director, Wayne T. Bell, Zoning Enforcement Officer

STAFF

There were approximately four members of the public.

PUBLIC

On motion and second by Board Members Steven Weiss and Judy Pehota the Board approved the minutes of the November 4, 1999 meeting. Vote was unanimous with Board Member Evelyn Russo abstaining.

ITEM 2.1
APPROVED THE
MINUTES OF THE
11/4/99 MEETING

William Warner commented. On motion and second by Board Members Steven Weiss and Evelyn Russo the Board tabled a proposed variance to Section 48.07 Prohibition of Freestanding Signs for a proposed sign to be located on Main Street in the walkway between Riverview Center and the Middletown Police Station. Vote was unanimous. Applicant/agent Mackey, LLC/Harding Dev. Group ZBA2000-1

ITEM 3.1
TABLED A PRO-
POSED VARIANCE
TO SECTION
48.07 PROHIBI-
TION OF FREE-
STANDING SIGNS
FOR A PROPOSED
SIGN TO BE LO-
CATED ON MAIN
STREET IN THE
WALKWAY BE-
TWEEN RIVER-
VIEW CENTER
AND THE MIDDLE-
TOWN POLICE
STATION

Ron McCutcheon explained the proposal to modify the front yard on this lot of record. William Warner explained the hardship. Discussion ensued on the size of the house and the buildable area. L. Herman expressed concerns about the wetlands. Dean Young expressed concerns about traffic and is not in favor. Jack Herman indicated that there are too many houses and is opposed. Dean Young commented on environmental issues. Chw. Annabel Resnisky questioned the plans for the lot. Ron McCutcheon commented. L. Herman questioned the possibility of Ron McCutcheon buying land. On motion and second by Board Members Leslie Adams and Steven Weiss the Board closed the public hearing. Vote was unanimous.

ITEM 3.2
DENIED A PRO-
POSED TO SEC-
TION 21.01 WITH
REGARD TO THE
FRONT YARD RE-
QUIREMENTS FOR
A PROPOSED
SINGLE FAMILY
DWELLING ON
CRYSTAL LAKE
ROAD

Board Member Evelyn Russo feels that we should not penalize the applicants because the forty (40) foot setback was adopted after the lot was created and that only one house will not impact the area. Board Member Steven Weiss is concerned about future plans. Discussion ensued on the hardship. Board Member Judy Pehota feels there is no hardship. William Warner commented. A motion to grant a variance to Section 21.02 with regard to the front yard requirements for a proposed single family dwelling on Crystal Lake Road was made by Board Member Judy Pehota and seconded by Board Member Evelyn Russo. The motion failed with Board Member Evelyn Russo in favor and Board Members Steven Weiss and Judy Pehota opposed. Board Member Leslie Adams abstained. Applicant/agent Ron and Lois McCutcheon ZBA2000-2

Robert Baranowski explained the need for the variance and the lack of safe parking. He explained the location of the garage. Chw. Annabel Resnisky and Robert Baranowski discussed the issue at length. Wayne Bell, the Zoning Enforcement Officer, commented on the accuracy of the issues and the pitch of the land. Robert Baranowski indicated that the neighbors are happy. On motion and second by Board Members Steven Weiss and Evelyn Russo the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members Steven Weiss and Evelyn Russo the Board granted a variance to Section 21.02 with regard to the front yard requirement for a proposed garage at 19 Forest Street. Vote was unanimous. Applicant/agent Robert T. Baranowski ZBA2000-3

Chw. Annabel Resnisky and Board Member Judy Pehota indicated that the public hearing sign was not posted. Anthony Garofalo claimed it was. A motion to table a proposed variance to Section 61.01.07 with regard to construction of a garage within one hundred (100) feet of a residential zone at 789 Saybrook Road was made by Board Member Steven Weiss and seconded by Board Member Evelyn Russo. Discussion ensued. The motion passed unanimously. Applicant/agent Sal Saraceno/Anthony Garofalo ZBA2000-4

ITEM 3.3
GRANTED A
VARIANCE TO
SECTION 21.02
WITH REGARD
TO THE FRONT
YARD REQUIRE-
MENT FOR A
PROPOSED
GARAGE AT 19
FOREST STREET

ITEM 3.4
TABLED A PRO-
POSED VARIANCE
TO SECTION 61.01.
07 WITH REGARD
TO CONSTRUC-
TION OF A
GARAGE WITHIN
ONE HUNDRED
FEET OF A RE-
SIDENTIAL ZONE
AT 789 SAYBROOK
ROAD

Chw. Annabel Resnisky read the legal notice into the record. No one was present. On motion and second by Board Members Steven Weiss and Leslie Adams the Board denied without prejudice an application for location approval for a used car dealer under G.S. 14-54 at 569 Main Street. Vote was unanimous. Applicant/agent Foreign Motor Works, Inc./Hendrik Van Rossem, President ZBA2000-5

ITEM 3.5
DENIED WITHOUT
PREJUDICE AN
APPLICATION FOR
LOCATION APPRO-
VAL FOR A USED
CAR DEALER UN-
DER G.S. 14-54 AT
569 MAIN STREET

There was no Old Business

ITEM 4
OLD BUSINESS

Chw. Annabel Resnisky, Board Member Leslie Adams, Board Member Judy Pehota and Board Member Evelyn Russo indicated that they will be attending the CT Federation of Planning and Zoning Agencies Annual Meeting to be held on March 16, 2000 at the Aquaturf, Southington, CT. The Board requested that staff contact Board Member Sheila Walsh to see if she would like to attend.

ITEM 5
NEW BUSINESS

The Board adjourned at 8:15 P.M.

ITEM 6
ADJOURNMENT

Respectfully submitted,

William Warner
Director of Planning, Conservation and Development