

Chw. Annabel Resnisky, 2nd Vice-Chm. Leslie Adams, Jr.,
Sheila Walsh, Judith Pehota, Evelyn Russo, Christopher
Pappas, James Streeto

BOARD MEMBERS
PRESENT

1st Vice-Chm. Steven Weiss

BOARD MEMBERS
ABSENT

William Warner, Planning Director

STAFF

There were approximately ten members of the public.

PUBLIC

Board Member Evelyn Russo noted that the submitted
letter was read into the record and there were only three
members of the public present. On motion and second
by Board Members James Street and Leslie Adams the
Board approved the minutes of the February 6, 1997
meeting as amended. Vote was unanimous.

ITEM 2.1
APPROVED MINUTES OF
2/6/97 MEETING AS
AMENDED

Chw. Annabel Resnisky requested a motion to table. On
motion and second by Board Members Evelyn Russo and
Leslie Adams the Board tabled a proposed variance to
Section 21.02 with regard to the minimum lot area
requirement for the RPZ zone for a lot located at 1 Erin
Street. Vote was unanimous. Applicant/agent State of
Connecticut Department of Transportation/Michael
Marzi ZBA97-2

ITEM 3.1
TABLED A PROPOSED
VARIANCE TO SECTION
21.02 WITH REGARD TO
THE MINIMUM LOT AREA
REQUIREMENT FOR THE
RPZ ZONE FOR A LOT
LOCATED AT 1 ERIN
STREET

Chw. Annabel Resnisky read the legal notice into the
record. Atty. Philip Karpel, Harry Evert, Middlesex
Hospital, and M. Moler, the architect, explained the
proposal. Atty. Philip Karpel commented on the process
and the comments of the Design Review Board. M. Moler
explained the site plan. Discussion ensued. Harry Evert
explained assisted care living. Questions and discussion
ensued. From the public, Dr. Lamb commented on traffic
and parking. Chw. Annabel Resnisky commented on the
scope of review. A. Saraceno objected to the proposal
based on traffic concerns and noise from trucks. C. Tower,
Zion Baptist Church, commented on traffic circulation.
Priscilla Eckhart feels the traffic should go in from Main
Street Extension. Deborah Lamb feels the traffic should
go in from MacDonough Place. William Warner
commented on the value of the meeting. Chw. Annabel
Resnisky commented on the Zoning Board of Appeals
scope but felt there is a need to work with the neighbors.
Harry Evert commented on previous discussions with
neighbors. P. Jacobson questioned the discussions with
neighbors. Discussion ensued on hardship. Atty. Philip

ITEM 3.2
GRANTED A VARIANCE
TO SECTION 23.02A YARDS
TO ALLOW NEW
CONSTRUCTION CLOSER
TO THE FRONT AND SIDE
PROPERTY LINES THAN
AS REQUIRED FOR
PROPERTY LOCATED ON
MACDONOUGH PLACE
AND MAIN STREET
EXTENSION

Karpel indicated that Middlesex Hospital will do its best to work with the neighbors. On motion and second by Board Members Leslie Adams and James Streeto the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members Judith Pehota and Christopher Pappas the Board granted a variance to Section 23.02A Yards to allow new construction closer to the front and side property lines than as required for property located on MacDonough Place and Main Street Extension due to the hardship stated during the public hearing and in staff comments. Vote was unanimous. Board Member Evelyn Russo recommended that the applicants work with the neighbors. Applicant/agent Middlesex Hospital/Philip F. Karpel, Esquire ZBA97-3

Board Member Evelyn Russo commented on the sign for Kenneth Gronback Associates at 386 Main Street.

ITEM 4
OLD BUSINESS

There was no New Business.

ITEM 5.1
NEW BUSINESS

The Board adjourned at 8:15 P.M.

ITEM 6
ADJOURNMENT

Respectfully submitted,

William Warner
Director of Planning