

Chw. Annabel Resnisky, Judith Pehota, Anthony Szalkiewicz, Martin Reardon, Sara Vecchitto

BOARD MEMBERS  
PRESENT

2<sup>nd</sup> Vice-Chm. Leslie Adams, Jr., Evelyn Russo, Sheila Walsh

BOARD MEMBERS  
ABSENT

William Warner, Director

STAFF

There were approximately five members of the public.

PUBLIC

On motion and second by Board Members Anthony Szalkiewicz and Leslie Adams the Board approved the minutes of the May 2, 2002 meeting. Vote was unanimous.

ITEM 2.1  
APPROVED THE MINUTES  
OF THE 5/2/02 MEETING

Atty. Michael Dowley requested that the public hearing be tabled. On motion and second by Board Members Martin Reardon and Anthony Szalkiewicz the Board tabled an appeal of a finding by the Director of Planning, Conservation and Development and the Zoning Enforcement Officer regarding a request for a zoning permit to build a single family home on a new lot located on Sand Hill Road. Vote was unanimous. Applicant/agent Carl Haftel/Atty. Michael Dowley ZBA2002-3

ITEM 3.1  
TABLED AN APPEAL  
OF A FINDING BY  
THE DIRECTOR OF  
PLANNING, CON-  
SERVATION AND  
DEVELOPMENT AND  
THE ZONING EN-  
FORCEMENT OFFICER  
REGARDING A RE-  
QUEST FOR A ZONING  
PERMIT TO BUILD A  
SINGLE FAMILY HOME  
ON A NEW LOT LOCATED  
ON SAND HILL ROAD

The attorney representing the Hills requested the item tabled until the next meeting. On motion and second by Board Members Judy Pehota and Anthony Szalkiewicz the Board tabled an appeal of a finding by the Zoning Enforcement Officer regarding operation of an alleged commercial horse livery stable at 772 Brooks Road. Vote was unanimous. Applicant/agent Ronald and Stephanie Borrelli ZBA2002-4

ITEM 3.2  
TABLED AN APPEAL OF  
A FINDING BY THE  
ZONING ENFORCEMENT  
OFFICER REGARDING  
OPERATION OF AN  
ALLEGED COMMER-  
CIAL HORSE LIVERY  
STABLE AT 772 BROOKS  
ROAD

Guy Russo, the Director of the Water and Sewer Department, explained the proposal, introduced Nicole Burnham and used a map to explain the proposal. Nicole Burnham commented on the hardship and explained the revised plan to add more landscaping. Board Member Sara Vecchitto questioned the appearance. Board Member Martin Reardon questioned the additional landscaping. Board Member Judy Pehota questioned the former gas station. Discussion ensued on the closest home.

ITEM 3.3  
CONTINUED A PRO-  
POSED VARIANCE TO  
SECTION 38.03 WITH  
REGARD TO THE LOT  
COVERAGE FOR CON-  
STRUCTION OF A WATER  
PUMP HOUSE AT THE  
NORTHWEST CORNER

Amy Hoben, an attorney, indicated that Mr. Scarozzo was not opposed. Discussion on the buffer ensued. Chw. Annabel Resnisky questioned the noise. Guy Russo responded, explained the legal hardship and why this site is unique. He explained the site constraints due to wetlands and the floodplain. Discussion continued on the use of sewer and water pumps. Carl Haftel questioned the mixing of water and sewer, aesthetics and higher shrubs. Discussion ensued. Atty. John Corona commented on technical issues, the legal notice and stated that there is no legal hardship. Guy Russo and William Warner commented on the legal notice and the hardship. Discussion ensued with Atty. John Corona regarding buffering and other alternatives. M. Keith commented on NRG energy. Amy Hoben explained the demands of an abutting property owner. Chw. Annabel Resnisky stopped her questions. Atty. John Corona indicated that he did not want her requests made public. William Warner questioned the timing. E. Keith indicated that yes, timing is important. On motion and second by Board Members Judy Pehota and Anthony Szalkiewicz the Board continued the public hearing for a proposed variance to Section 38.03 with regard to the lot coverage for construction of a water pump house at the northwest corner of Newfield Street and Tuttle Road as part of a project to provide the City with emergency drinking water. Vote was unanimous. Applicant/agent Middletown Water & Sewer Department/Milone & MacBroom (N. Burnham) ZBA2002-8

OF NEWFIELD STREET  
AND TUTTLE ROAD AS  
PART OF A PROJECT  
TO PROVIDE THE CITY  
WITH AN EMERGENCY  
SOURCE OF DRINKING  
WATER

Jim Marhevka explained the proposal, submitted a site plan and explained the hardship regarding the need for car storage and the neighbor's pool. William Warner discussed the front yard setback and noted that twenty-five is required. Jim Marhevka agreed and understands the front property line and the city right of way. He indicated the variance is only for the side yard. Board Member Anthony Szalkiewicz questioned the side yard and maintenance. Jim Marhevka responded that he can do maintenance. On motion and second by Board Members Judy Pehota and Anthony Szalkiewicz the Board closed the public hearing. Vote was unanimous. Board Member Anthony Szalkiewicz feels there should be a two (2) foot setback. On motion and second by Board Members Judy Pehota and Anthony Szalkiewicz the Board granted a variance to Section 21.01 with regard to the side yard requirement for a proposed garage and family room to be located at 25 Hickory Circle with the condition that there be a two (2) foot setback. Vote was unanimous. Applicant/agent James & Carol Marhevka ZBA2002-9

ITEM 3.4  
GRANTED A  
VARIANCE TO SEC-  
TION 21.01 WITH RE-  
GARD TO THE SIDE  
YARD REQUIREMENT  
FOR A PROPOSED  
GARAGE AND FAMILY  
ROOM TO BE LOCATED  
AT 25 HICKORY CIRCLE

There was no Old Business.

ITEM 4  
OLD BUSINESS

There was no New Business.

ITEM 5  
NEW BUSINESS

The Board adjourned at 6:30 P.M.

ITEM 6  
ADJOURNMENT

Respectfully submitted,  
William Warner  
Director of Planning, Conservation and Development