

1st Vice-Chair Judith Pehota, Martin Reardon, Linda Reil, Christopher Beauchemin, Robert Stefurak, Joseph DeFrancesco

BOARD MEMBERS
PRESENT

Chair Annabel Resnisky, Evelyn Russo

BOARD MEMBERS
ABSENT

Bruce Driska, Zoning Enforcement Officer

STAFF

1st Vice-Chair Judith Pehota opened the meeting and conducted roll call.

ITEM 1
ROLL CALL

On motion and second by Board Members Christopher Beauchemin and Robert Stefurak the Board approved the minutes of the June 4, 2009 regular meeting. Vote was unanimous.

ITEM 2.1
APPROVED THE
MINUTES OF THE
6/4/09 REGULAR
MEETING

Joseph Wren, the engineer, spoke about the application. On motion and second by Board Members Christopher Beauchemin and Joseph DeFrancesco the Board closed the public hearing. Vote was unanimous. Discussion ensued. On motion and second by Board Members Martin Reardon and Chris Beauchemin the Board granted a variance to Sections 23.01A with regard to the frontage requirements for a proposed new lot and 23.02A with regard to the front yard setback for a proposed new medical office building in the MX zone at 512 Saybrook Road. Vote was unanimous. Applicant/agent Santa Fe Leasing, LLC/Joe Wren, P.E. ZBA2009-7

ITEM 3.1
GRANTED A
VARIANCE TO
SECTIONS 23.01A
WITH REGARD TO
THE FRONTAGE
REQUIREMENTS
FOR A PROPOSED
NEW LOT AND
23.02A WITH RE-
GARD TO THE
FRONT YARD
SETBACK FOR A
PROPOSED NEW
MEDICAL OFFICE
BUILDING IN THE
MX ZONE AT 512
SAYBROOK ROAD

Atty. Michael Dowley spoke about the appeal. The following exhibits were submitted into the record: 1) A certified mail green card addressed to Mr. and Mrs. Joseph W. Vogel dated 7/25/09, marked Exhibit #1; 2) a letter from Tina Loomis dated 8/6/09 marked Exhibit #2; 3) an email from Bruce Driska to Susan Nesco dated 8/6/09 marked Exhibit #3; 4) a picture of the boathouse marked Exhibit #4; 5) a picture of the Perrie Recreation/Storage Building marked Exhibit #5; 6) a picture of the boathouse marked Exhibit #6; 7) a picture of the boathouse marked Exhibit #7; 8) a picture of kayaks and a canoe inside the boathouse marked Exhibit #8; 9) a picture of

ITEM 3.2
CONTINUED AN
APPEAL OF A
DECISION BY THE
ZONING EN-
FORCEMENT
OFFICER RE-
GARDING AN
UNLAWFUL USE
OF LAND AND
STRUCTURE AT

items inside the boathouse marked Exhibit #9; 10) a picture of the boathouse marked Exhibit #10; 11) a picture of kayaks and a canoe inside the boathouse marked Exhibit #11; 12) a picture of the inside of the boathouse marked Exhibit #12; 13) a picture of the electrical service to the recreation/storage building marked Exhibit #13; 14) a picture of the boathouse near a house marked Exhibit #14; 15) a picture of the boathouse fronting a lake marked Exhibit #15; 16) a picture of the boathouse fronting a lake marked Exhibit #16; 17) a picture of two houses fronting a lake marked Exhibit #17; 18) a picture of the boathouse fronting a lake marked Exhibit #18; 19) a picture of furniture and storage inside a structure marked Exhibit #19; 20) a picture of furniture inside a structure marked Exhibit #20; 21) a picture of a house marked Exhibit #21; 22) a picture of electrical service to a recreation/storage building marked Exhibit #22; 23) a picture of electrical service to a garage/storage building marked Exhibit #23; 24) a picture of an outdoor refrigerator marked Exhibit #24; 25) a picture of electricity to an outdoor refrigerator marked Exhibit #25; 26) a picture of a recreational area with a flagpole marked Exhibit #26; 27) a copy of Request Detail #98179 for John Perrie from Connecticut Light and Power marked Exhibit #27; 28) A copy of a fax from Dominic Mazzoccoli to Richard Perrie dated 5/7/09 marked Exhibit #28; 29) a letter from Atty. Peter M. Sipples to the Zoning Board of Appeals dated 7/7/09 marked Exhibit #29; 30) a petition marked Exhibit #30; 31) a petition marked Exhibit #31; 32) a petition marked Exhibit #32; and 33) a copy of a Tax Assessor's Map with a parcel circled on it marked Exhibit #33. The following members of the public spoke: 1) Eugene Kiley; 2) Richard Perrie; 3) John Kiley; 4) Ed Schelke; 5) Allan Perrie; 6) Joseph Masselli; 7) John Perrie; 8) Atty. Ralph Wilson; and 9) Joe Vogel. The Board recessed from 7:15 p.m. to 7:18 p.m. . On motion and second by 1st Vice-Chair Judy Pehota and Board Member Joseph DeFrancesco the Board continued the public hearing for an appeal of a decision by the Zoning Enforcement Officer regarding an unlawful use of land and structure at 186 Shore Drive to the September 3, 2009 regular meeting during which time the Board Members would review audiotapes of a previous ZBA meeting from August 3, 2006. Vote was unanimous. Applicant/agent Richard Perrie ZBA2009-5

186 SHORE DRIVE

On motion and second by Board Members Martin Reardon and Joseph DeFrancesco the Board tabled a proposed variance to Section 21.02 with regard to the side and rear yard setbacks for a proposed shed located in the R-30 zone at 103 Saddle Hill Drive due to the public hearing sign not being posted. Vote was unanimous. Applicant/agent Brian Sullivan ZBA2009-8

ITEM 3.3
TABLED A PROPOSED VARIANCE TO SECTION 21.02 WITH REGARD TO THE SIDE AND REAR YARD SETBACKS FOR A

PROPOSED SHED
LOCATED IN
THE R-30 ZONE
AT 103 SADDLE
HILL DRIVE

There was no New Business.

ITEM 5
NEW BUSINESS

On motion and second by Board Members Robert Stefurak
and Linda Reil the Board adjourned the meeting at 7:37 p.m.
Vote was unanimous.

ITEM 6
ADJOURNMENT

Respectfully submitted,

Bruce E. Driska, CZEO
Zoning Enforcement Officer