

Chw. Annabel Resnisky, Judith Pehota, Anthony Szalkiewicz, Martin Reardon, Evelyn Russo

BOARD MEMBERS PRESENT

2nd Vice-Chm. Leslie Adams, Jr., Sheila Walsh, Sara Vecchitto

BOARD MEMBERS ABSENT

William Warner, Director, Kevin Kennedy.

STAFF

On motion and second by Board Members Martin Reardon and Judy Pehota the Board approved the minutes of the July 3, 2003 meeting. Vote was unanimous.

ITEM 2.1
APPROVED THE
MINUTES OF THE
7/3/03 MEETING

Jeffrey Riccardi made his presentation. Questions ensued regarding the purpose, the reasons for the variance and required easements. Jeffrey Riccardi indicated that it is only for one (1) house. On motion and second by Board Members Evelyn Russo and Anthony Szalkiewicz the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members Martin Reardon and Anthony Szalkiewicz the Board granted a variance to Section 21.02 with regard to the frontage requirement for a proposed building lot located in the R-15 zone at 199 Brown Street with the condition that there be only one (1) new house. Vote was unanimous. Applicant/agent Jeffrey Riccardi ZBA2003-9

ITEM 3.1
GRANTED A
VARIANCE TO
SECTION 21.02
WITH REGARD
TO THE FRONT-
AGE REQUIRE-
MENT FOR A
PROPOSED
BUILDING LOT
LOCATED IN THE
R-15 ZONE AT 199
BROWN STREET

S. Degen from the State of Connecticut Department of Transportation explained the need for a variance. Board Member Judy Pehota questioned motor vehicle accidents. Board Member Evelyn Russo questioned the size of the take. William Warner responded. Board Member Martin Reardon questioned why the state is involved. Discussion ensued on the need at this site versus other sites and the policy. From the public, B. Kirby felt they should go across the street. R. Simmons indicated he was opposed and feels it should go across the street. J. Schneider, a neighbor, feels the road should be closer to the pond. J. LaBella, son of the property owner of 96 Country Club Road, indicated he was opposed. On motion and second by Board Members Judy Pehota and Martin Reardon the Board closed the public hearing. Vote was unanimous. Board Member Evelyn Russo spoke in opposition and doesn't see any

ITEM 3.2
DENIED A
VARIANCE TO
SECTION 21.02
WITH REGARD
TO THE LOT SIZE
REQUIREMENTS
FOR 26 COUNTRY
CLUB ROAD

improvement. Board Member Anthony Szalkiewicz feels there is no hardship. A motion to grant a variance to Section 21.02 with regard to the lot size requirements for 26 Country Club Road was made by Board Member Evelyn Russo and seconded by Board Member Anthony Szalkiewicz. The motion was denied unanimously. Applicant/agent Connecticut Department of Transportation/Michael Marzi, Representative ZBA2003-10

S. Degen explained the request for a variance, commented on the opposite side of the road and indicated that the project couldn't afford to be relocated due to utility lines and wetlands. From the public, J. LaBella, son of the property owner, spoke in opposition and indicated there had been no serious motor vehicle accidents. B. Simmons feels the attention should go to the Moody School curves. B. Kirby stated his opposition. E. Bogdan stated his opposition. S. Degen indicated that the town chose this road to apply for grants. On motion and second by Board Members Anthony Szalkiewicz and Martin Reardon the Board closed the public hearing. Vote was unanimous. Board Member Evelyn Russo expressed her opposition. A motion to grant a variance to Section 21.02 with regard to the lot size requirements for 96 Country Club Road was made by Board Member Evelyn Russo and seconded by Board Member Martin Reardon. The motion was denied unanimously. Applicant/agent Connecticut Department of Transportation/Michael Marzi, Representative ZBA2003-11

Stephen Coladonato explained the need to display cars for sale. William Warner clarified. Discussion ensued on the Department of Transportation technicality to have at least some display. S. Coladonato indicated that there would be no banners and no logos on the windows. A motion to grant an amendment to a previous variance to allow three (3) motor vehicles to be displayed outside the front office windows at Steve's Repairs, Unlimited, LLC, 649 Main Street was made by Board Member Evelyn Russo and seconded by Board member Anthony Szalkiewicz. The motion passed unanimously. Applicant/agent Steve's Repairs Unlimited, LLC/Stephen Coladonato ZBA2001-9

ITEM 3.3
DENIED A
VARIANCE TO
SECTION 21.02
WITH REGARD TO
THE LOT SIZE
REQUIREMENTS
FOR 96 COUNTRY
CLUB ROAD

ITEM 4.1
GRANTED AN A-
MENDMENT TO
A PREVIOUS
VARIANCE TO
ALLOW THREE
(3) MOTOR
VEHICLES TO
BE DISPLAYED
OUTSIDE THE
FRONT OFFICE
WINDOWS AT
STEVE'S RE-
PAIRS, UN-

LIMITED, LLC,
549 MAIN STREET

There was no New Business.

ITEM 5
NEW BUSINESS

On motion and second by Board Members Judy Pehota
and Evelyn Russo the Board adjourned the meeting.
Vote was unanimous.

ITEM 6
ADJOURNMENT

Respectfully submitted,

William Warner, AICP
Director of Planning, Conservation and Development