

Chw. Annabel Resnisky, Judith Pehota, Martin Reardon, Linda Reil, Robert Stefurak

BOARD MEMBERS PRESENT

John Voli, Evelyn Russo

BOARD MEMBERS ABSENT

Bruce Driska, Zoning Enforcement Officer

STAFF

On motion and second by Board Members Martin Reardon and Robert Stefurak the Board approved the minutes of the August 3, 2006 regular meeting. Vote was unanimous.

ITEM 2.1 APPROVED THE MINUTES OF THE 8/3/06 REGULAR MEETING

Brian Miller stated that he did not post a public hearing sign as the zoning requirement. On motion and second by Board Members Judy Pehota and Martin Reardon the Board tabled a proposed variance to Section 21.02 with regard to the side yard setbacks for a proposed deck to be located in the R-15 zone at 156 Dorothy Drive. Vote was unanimous. Applicant/agent Brian Miller ZBA2006-12

ITEM 3.1 TABLED A PROPOSED VARIANCE TO SECTION 21.02 WITH REGARD TO THE SIDE YARD SETBACKS FOR A PROPOSED DECK TO BE LOCATED IN THE R-15 ZONE AT 156 DOROTHY DRIVE

Board Member Robert Stefurak excused himself. Kathryn Mullin explained the application. From the public, Clifford Goodhill, President of the abutting property of the Polish National Home Corporation of Middletown, commented. Jennifer Saines of 118 High Street spoke. Lorraine Sampson of 46-48 Warwick Street spoke in opposition and cited water problems from High Street. David Robinson of 11 Oak Street spoke in opposition due to water problems from High Street. On motion and second by Board Members Judy Pehota and Martin Reardon the Board closed the public hearing. Vote was unanimous. A motion to grant a variance to Sections 13.01.01 and 16.02.02 to modify the property line of two (2) existing legal lots of record to allow the construction of an additional single family home in the M zone at 32-34 High Street with the condition that: 1) approval be given by the Design Review and Preservation Board; 2) that parking be in the rear only; and 3) the conditions be filed in the Town Clerk's Office was made by Board Member Linda Reil and seconded by Board Member Martin Reardon. The motion failed with Chw.

ITEM 3.2 DENIED A PROPOSED VARIANCE TO SECTIONS 13.01.01 AND 16.02.02 TO MODIFY THE PROPERTY LINE OF TWO (2) EXISTING LEGAL LOTS OF RECORD TO ALLOW THE CONSTRUCTION OF AN ADDITIONAL SINGLE FAMILY HOME IN THE M ZONE AT 32-34 HIGH STREET

Annabel Resnisky and Board Member Linda Reil in favor and Board Members Judy Pehota and Martin Reardon opposed. Applicant/agent Kathryn Mullins ZBA2006-13

David Dickinson explained the application. On motion and second by Board Members Martin Reardon and Judy Pehota the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members Judy Pehota and Martin Reardon the Board granted a variance to Section 21.02 with regard to the side yard setbacks for replacement of an existing garage five (5) feet from the side property line located in the RPZ zone at 466 Ridge Road with the condition that the existing footprint be used. Vote was unanimous. Applicant/agent David Dickinson ZBA2006-14

ITEM 3.3  
GRANTED A  
VARIANCE TO  
SECTION 21.02  
WITH REGARD  
TO THE SIDE  
YARD SETBACKS  
FOR REPLACE-  
MENT OF AN  
EXISTING  
GARAGE FIVE  
(5) FEET FROM  
THE SIDE PRO-  
PERTY LINE  
LOCATED IN  
THE RPZ ZONE  
AT 466 RIDGE  
ROAD

Jiri Koval explained the application. On motion and second by Board Members Martin Reardon and Robert Stefurak the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members Martin Reardon and Judy Pehota the Board granted a variance to Section 21.02 with regard to the front yard setbacks for a proposed porch eighteen (18) feet from the front property line located in the R-15 zone at 70 Birchwood Drive. Vote was unanimous. Applicant/Jiri Koval ZBA2006-15

ITEM 3.4  
GRANTED A  
VARIANCE TO  
SECTION 21.02  
WITH REGARD  
TO THE FRONT  
YARD SETBACKS  
FOR A PROPOSED  
PORCH EIGHTEEN  
(18) FEET FROM  
THE FRONT PRO-  
PERTY LINE LO-  
CATED IN THE  
R-15 ZONE AT 70  
BIRCHWOOD  
DRIVE

There was no Old Business.

ITEM 4  
OLD BUSINESS

Carl Monarca, 22 Birdsey Avenue, spoke about a variance issued for a four (4) foot side yard for an addition of a specific size. He indicated the addition was built larger than proposed. However, the four (4) foot side yard was evident. Carl Haftel spoke

ITEM 5  
NEW BUSINESS

ZONING BOARD OF APPEALS REGULAR MEETING OF OCTOBER 5, 2006, 5:30 P.M.  
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about an as-built plan. On motion and second by Board Members Martin Reardon and Roberts Stefurak the Board continued the item until the next meeting. Vote was unanimous. Board Member Martin Reardon mentioned the poor attendance record of Board Member John Voli.

On motion and second by Board Members Martin Reardon and Judy Pehota the Board adjourned the meeting at 6:53 p.m. Vote was unanimous.

ITEM 6  
ADJOURNMENT

Respectfully submitted,

Bruce E. Driska, CZEO  
Zoning Enforcement Officer