

From: Carrie Vibert August 24, 2012 9:42:07 AM
Subject: Zoning Board of Appeals Minutes 07/25/2012 ADOPTED
To: SimsburyCT_ZBAMin
Cc:

ZONING BOARD OF APPEALS
REGULAR MEETING – ADOPTED MINUTES
July 25, 2012

I. CALL TO ORDER

Chairman Peter Stempien called the regular meeting of the Zoning Board of Appeals to order at 7:01 P. M. in the Main Meeting Room at Simsbury Town Hall. The following members were also present: Carol Bingham, Paul Cocchi, Dennis Fallon, Thomas Horan, Craig MacCormac, and Katie Martin. Also present were Lynn Charest, Zoning Compliance Officer; Lisa Gray, Commission Clerk; and other interested parties.

II. APPOINTMENT OF ALTERNATES

Chairman Stempien appointed Dennis Fallon to serve for Greg Piecuch.

III. PUBLIC HEARING

A. 12-11 Application of Doug and Linda Ladds, Owners, for a variance to accommodate an above-ground pool, pursuant to Article Eight, Section A, of the Simsbury Zoning Regulations, on property located at 196 Bushy Hill Road. (Map E14, Block 114, Lot 018). R-40 Zone.

Doug Ladds explained that he is seeking a 20-foot side yard variance for placement of an above-ground pool on his non-conforming lot. He further explained that, because of the small size of the lot and its topography, this is the only feasible location for the pool.

Chairman Stempien opened the hearing to public comment, and read into the record letters in favor of the application from Russell and Molly Paine, 190 Bushy Hill Road, Bob and Lyn Tracy, 194 Bushy Hill Road, and Stephanie Cummings, 198 Bushy Hill Road. Bob Tracy and Stephanie Cummings also appeared before the Board and spoke in favor of the application.

Hearing no further comments, Chairman Stempien closed the public hearing.

A motion was made by Mr. MacCormac to approve the variance based on the

topography of the property and its non-conforming status. The motion was seconded by Ms. Martin, and unanimously carried.

IV. APPROVAL OF MINUTES

A. June 27, 2012

A motion was made by Ms. Martin to approve the minutes of the June 27, 2012 meeting, as presented. The motion was seconded by Mr. Fallon, and unanimously carried.

B. July 18, 2012

A motion was made by Ms. Martin to approve the minutes of the July 18, 2012 meeting, as presented. The motion was seconded by Mr. Fallon, and unanimously carried.

V. ADJOURNMENT

A motion was made by Ms. Martin to adjourn the meeting at 7:29 P.
M.

Thomas Horan, Secretary