

From: Carrie Vibert November 1, 2012 1:42:16 PM
Subject: Zoning Board of Appeals Minutes 09/19/2012 ADOPTED
To: SimsburyCT_ZBAMin
Cc:

ZONING BOARD OF APPEALS
REGULAR MEETING – ADOPTED MINUTES
September 19, 2012

I. CALL TO ORDER

Acting Chairman Tom Horan 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: Jackie Battos, Paul Cocchi, Dennis Fallon, and Greg Piecuch. Also present were Lynn Charest, Zoning Compliance Officer; Tegan Blackburn (formerly an alternate) visited but could not be seated until proper reappointment as a regular member; and other interested parties.

II. APPOINTMENT OF ALTERNATES

Mr. Horan appointed Paul Cocchi to serve for Craig MacCormac, Jackie Battos to serve for Katie Martin, Dennis Fallon to serve for Carol Bingham, and Greg Piecuch to serve as Secretary.

III. PUBLIC HEARING

1. 12-15 Application of Michael J. Tierinni, Owner, for a Side Yard Variance to accommodate a reconstructed shed pursuant to Article Eight, Section A, of the Simsbury Zoning Regulations on property located at 168 West Mountain Road. (Map A14, Block 409, Lot 001). R-25 Zone.

Michael Tierinni explained that he is seeking a 2 ½ -foot side yard variance to accommodate the reconstruction of an existing unpermitted shed, which was damaged during the October 2011 snowstorm. Mr. Tierinni explained that the existing shed was not square prior to getting damaged by the storm but that he recently squared the shed, which now measures 14' x 40'. By squaring the shed and adding a roof overhang in the north/northeast corner of the shed, the shed became non-compliant in regards to the side yard

setback. Mr. Tierinni explained that the lean-to roof overhang depicted on the map had been taken down.

Acting Chairman Horan opened the hearing to public comment. Dave Lyman of 164 West Mountain Road spoke in favor of granting the requested variance clarifying that the variance be specific only to that section of the shed and not extending down the entire property line.

Hearing no further comments, Acting Chairman Horan closed the public hearing.

12-15 A motion was made by Mr. Piecuch to approve the 2 ½ -foot side yard variance, to permit the Northeast corner of the existing shed as shown on the plan dated August 20, 2012, and solely that corner of the shed, with the hardship being the shape of the lot.

IV. DISCUSSION AND POSSIBLE VOTE ON ANY AGENDA ITEM

1. Discussion an possible vote on Chairman was tabled until the next Regular Meeting of October 24, 2012.

V. APPROVAL OF MINUTES

1. August 22, 2012

A motion was made by Mr. Fallon to approve the minutes of the August 22, 2012 meeting, as presented. The motion was seconded by Mr. Piecuch. Mr. Piecuch suggested the following change to the minutes:

On Line 68, "this project" is changed to "this site plan application."
A question arose about a motion, but the Commission did not wish to pursue it.

The amended minutes were passed unanimously.

V. ADJOURNMENT

A motion was made by Mr. Fallon to adjourn the meeting at 7:30 P.M.

Greg Piecuch, Acting Secretary