

From: Lois Laczko November 19, 2010 11:36:43 AM  
Subject: Zoning Board of Appeals Minutes 10/27/2010 ADOPTED  
To: SimsburyCT\_ZBAMin  
Cc:

ADOPTED

ZONING BOARD OF APPEALS  
REGULAR MEETING  
October 27, 2010

I. CALL TO ORDER

Chairman Peter Stempien called the regular meeting of the Zoning Board of Appeals to order at 7:03 P. M. in the Main Meeting Room at Simsbury Town Hall. The following members were also present: Tegan Blackburn, Nancy Haase, Thomas Horan, Katie Martin, and John McCann. Also present were Lynn Charest, Zoning Compliance Officer; Lisa Gray, Commission Clerk, and other interested parties.

II. APPOINTMENT OF ALTERNATES

Chairman Stempien appointed Tegan Blackburn to serve for Carol Bingham.

III. PUBLIC HEARINGS

A. 10-11 Application of David Sottile, Owner, Steven Mitchell, Applicant, requesting a Lot Frontage variance, pursuant to Article Eight, Section A of the Simsbury Zoning Regulations on property located at Lot 2A Eno Place. (Map I-06, Block 141, Lot 002A). R-40/FP Zone.

Because maps pertaining to this application were just presented this evening, thereby not allowing board member sufficient time to review them, this application was continued to the next scheduled meeting, November 17, 2010.

B. 10-12 Application of George Markatos, Owner, Marc Lubetkin, Applicant, requesting a Sign Variance, pursuant to Article Ten, Section C. 3.e of the Simsbury Zoning Regulations to allow for a blade-style identification sign for the Red Stone Pub on property located at 10 Mall Way. (Map G-10, Block 227, Lot 001A). SCZA Zone.

Laurie Lubetkin explained that she is seeking a variance to place a 32" x

42" double-sided blade sign to identify her new business.

Chairman Stempien opened the hearing to public comment; hearing none, Chairman Stempien closed the public hearing.

A motion was made by Ms. Martin to approve the application, as presented. The motion was seconded by Mr. Horan, and unanimously carried.

C. 10-13 Application of Brian and Lauren Bargmann, Owners, requesting a Side Yard variance, pursuant to Article Eight, Section A of the Simsbury Zoning Regulations to allow for placement of a 10' x 12' shed on property located at 20 Madison Lane. R-40 OS Zone.

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Brian Bargmann explained that he is seeking a 10-foot side yard variance to place a shed on his property.

Chairman Stempien read a letter in favor of the application from neighbors Richard and Lyn Cunningham (22 Madison Lane) and John and Cheri Calnan (23 Madison Lane).

The board discussed alternative locations where the shed could be placed, but Mr. Bargmann argued that, because of the way the home is situated on the lot, the topography of the property, and locations of the septic and dry well, the proposed location is the most feasible.

Chairman Stempien opened the hearing to public comment. Hearing none, Chairman Stempien closed the public hearing.

A motion was made by Mr. Horan to grant the variance. The motion was seconded by Ms. Martin. Ms. Blackburn noted that there appears to be no other feasible location to place the shed on the property. Chairman Stempien was opposed. Motion carried.

#### IV. APPROVAL OF 2011 REGULAR MEETING SCHEDULE

A motion was made by Ms. Blackburn to approve the proposed 2011 meeting schedule, as presented. The motion was seconded by Mr. Horan, and unanimously carried.

#### V. APPROVAL OF MINUTES

##### A. July 28, 2010 Regular Meeting

A motion was made by Mr. Horan to approve the minutes of the July 28, 2010 regular meeting, as presented. The motion was seconded by Ms. Martin, and unanimously carried.

VI. ADJOURNMENT

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

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Thomas Horan, Secretary