

**ZONING BOARD OF APPEALS – REGULAR MEETING**  
**Wednesday, March 22, 2023, at 7:00 P.M.**  
**Public Hearing was web-based on Zoom**

**I. CALL TO ORDER** – Chair Antonio called the meeting to order at 7:02 P.M.

**II. ROLL CALL**

**Present:** Laura Barkowski, Code Compliance Officer; Chair, Steven Antonio; Lawrence Boardman, Mark Freeman, JoAnn Hogan, Ram Kaza, Joshua Michelson, and Sharon Thomas.

**Absent:** Ali Rice and Stacey Walczak.

**III. APPLICATIONS**

**1. Public Hearings**

**Application #23-01** Jill Griffiths & David Keller, Owner/Applicant, for a ±2-foot variance from the required 40-foot side-yard setback, pursuant to the Simsbury Zoning Regulations Sections 3.9 for the construction of an 800 sq. ft. inground pool on the property located at 122 Great Pond Road (Assessor’s Map E07, Block 301, Lot 013). Zone R-80. **(Continued from 2/22/23).**

- Mr. Keller stated that the variance requested would be 2 feet from the side-yard setback at 20 ft. by 30 ft.
- Mr. Keller stated that he has communicated in various ways to his neighbor on the side of the yard that the pool would be closest to but has not received a response. Chair Antonio stated that the Town also reached out to that neighbor and has received no response.
- Chair Antonio stated that the hardships are the locations of the septic system, existing structures on the property, and leaching fields.

**MOTION:** Commissioner Hogan made a motion, seconded by Chair Antonio, to close the public hearing for **Application #23-01** Jill Griffiths & David Keller, Owner/Applicant, for a ±2- foot variance from the required 40-foot side-yard setback, pursuant to the Simsbury Zoning Regulations Sections 3.9 for the construction of an 800 sq. ft. inground pool on the property located at 122 Great Pond Road (Assessor’s Map E07, Block 301, Lot 013). Zone R-80. (6-0-0).

**2. Discussion and Possible Action**

**Application #23-01** Jill Griffiths & David Keller, Owner/Applicant, for a ±2-foot variance from the required 40-foot side-yard setback, pursuant to the

47 Simsbury Zoning Regulations Sections 3.9 for the construction of an 800 sq. ft.  
48 inground pool on the property located at 122 Great Pond Road (Assessor’s Map  
49 E07, Block 301, Lot 013). Zone R-80.  
50

- 51 • Commissioner Hogan stated that along with the already mentioned  
52 hardships, the south and southeast wooded areas of the property is often wet  
53 due to runoff and it’s a low area.  
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55 **MOTION:** Commissioner Hogan made a motion, seconded by Commissioner  
56 Kaza, to approve **Application #23-01** Jill Griffiths & David Keller,  
57 Owner/Applicant, for a ±2-foot variance from the required 40-  
58 foot side-yard setback, pursuant to the Simsbury Zoning Regulations Sections 3.9  
59 for the construction of an 800 sq. ft. inground pool on the property located at 122  
60 Great Pond Road (Assessor’s Map E07, Block 301, Lot 013). Zone R-80, with the  
61 hardship being the property has leaching fields, a septic tank, and is very wet where  
62 the Town does dredging to control runoff. Commissioner Michelson abstained.  
63 (6-0-1).  
64

65 **IV. GENERAL COMMISSION BUSINESS**

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67 General information on Land Use Commissioner training requirements was  
68 discussed.  
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70 **V. APPROVAL OF MINUTES – February 22, 2023**

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72 **MOTION:** Chair Antonio made a motion, seconded by Commissioner Hogan, to  
73 approve the February 22, 2023, Regular Meeting Minutes as written. The motion  
74 carried unanimously. (7-0-0).  
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76 **VI. ADJOURNMENT**

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78 **MOTION:** Commissioner Thomas made a motion, seconded by Commissioner Kaza,  
79 to adjourn the meeting. The motion carried unanimously. (7-0-0).  
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81 Chair Antonio adjourned the meeting at 7:26 P.M.  
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83  
84 Respectfully Submitted,  
85

86 Amanda Blaze  
87 Commission Clerk  
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