



47 (Assessor’s Map D17, Block 602, Lot 014). Zone R-40. The motion carried  
48 unanimously. Commissioner Thomas abstained.  
49

50 **2. Discussion and Possible Action**

51  
52 **Application #22-09** Robert Montesi, Owner/Applicant, for a variance pursuant to  
53 the Simsbury Zoning Regulations Sections 3.5 for the construction of an  
54 approximately 288sq. ft. chicken coop ± 29 feet within the side yard setback of the  
55 property located at 1 Woodcliff Drive (Assessor’s Map D17, Block 602, Lot 014).  
56 Zone R-40.  
57

- 58 • Commissioner Antonio stated that Mr. Montesi has a very small area that  
59 would be in compliance, and that this is a genuine hardship.
- 60 • Commissioner Hogan stated that Mr. Montesi’s property is very  
61 problematic, with three front yards, and has demonstrated thoughtfulness in  
62 this process.
- 63 • Commissioner Antonio stated that this proposed construction seems to even  
64 add to the neighborhood feeling.  
65

66 **MOTION:** Commissioner Hogan made a motion, seconded by Commissioner  
67 Antonio, to approve **Application #22-09** Robert Montesi, Owner/Applicant, for a  
68 variance pursuant to the Simsbury Zoning Regulations Sections 3.5 for the  
69 construction of an approximately 288sq. ft. chicken coop ± 29 feet within the side  
70 yard setback of the property located at 1 Woodcliff Drive (Assessor’s Map D17,  
71 Block 602, Lot 014). Zone R-40. With the hardship being this property is oddly  
72 shaped, with three front yard setbacks, he does not really have a backyard in which  
73 to place this building. The approval is subject to the following conditions: an  
74 administrative zoning permit is to be updated. The motion carried unanimously.  
75 Commissioner Thomas abstained.  
76

77 **IV. GENERAL COMMISSION BUSINESS**

- 78  
79 • Ms. Barkowski stated that Town Planner, George McGregor is hosting a  
80 seminar on November 9<sup>th</sup> at 6:30 P.M. on Affordable Housing at the Simsbury  
81 Public Library.  
82

83 **V. APPROVAL OF MINUTES**

84  
85 **August 24, 2022, Regular Meeting**

86  
87 **MOTION:** Commissioner Thomas made a motion, seconded by Commissioner  
88 Boardman, to approve the August 24, 2022, Regular Meeting Minutes as written.  
89 The motion carried unanimously. Commissioner Michelson abstained.  
90  
91  
92

93 **October 19, 2022, Special Meeting**

94  
95 **MOTION:** Commissioner Hogan made a motion, seconded by Commissioner  
96 Antonio, to approve the October 19, 2022, Special Meeting Minutes as written. The  
97 motion carried unanimously. Commissioner Kaza abstained.

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99 **VI. ADJOURNMENT**

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101 **MOTION:** Commissioner Antonio made a motion, seconded by Commissioner  
102 Hogan, to adjourn the meeting. The motion carried unanimously.

103  
104 Commissioner Antonio adjourned the meeting at 7:37 P.M.

105  
106 Respectfully Submitted,

107  
108 Amanda Blaze  
109 Commission Clerk

110