1		ZONING BOARD OF APPEALS – MEETING MINUTES
2 3		Wednesday, October 26, 2022, at 7:00 P.M.
4 5	Pul	olic hearing was web-based on Zoom at https://us06web.zoom.us/j/2574297243
6 7		Meeting ID: 257 429 7243
8 9 10	I.	CALL TO ORDER – Commissioner Antonio called the meeting to order at 7:00 P.M.
10 11 12	II.	ROLL CALL
13 14 15		Present: Laura Barkowski, Code Compliance Officer; Steven Antonio, Lawrence Boardman, Mark Freeman, JoAnn Hogan, Ram Kaza, Joshua Michelson, Sharon Thomas, and Stacey Walczak.
16 17 18		Absent: Ali Rice
19 20	III.	APPLICATIONS
20 21 22		1. Public Hearings
23 24 25 26 27 28		Application #22-09 Robert Montesi, Owner/Applicant, for a variance pursuant to the Simsbury Zoning Regulations Sections 3.5 for the construction of an approximately 288sq. ft. chicken $coop \pm 29$ feet within the side yard setback of the property located at 1 Woodcliff Drive (Assessor's Map D17, Block 602, Lot 014). Zone R-40.
29 30 31 32 33		• Mr. Montesi stated that his property is very oddly shaped. There are two front yards, one being 500 feet, that limit where he can build structures. To conform to setbacks, he would have to build a structure on his driveway beside the garage doors, or right against the back of the house and only be a 20 sq. ft. structure.
34 35		• The proposed construction is aesthetically and functionally best because it would be obstructed from the street.
36 37 38 39 40		 Dean Simmons, a neighbor of Mr. Montesi, stated that he appreciates his effort to make the construction aesthetically congruent with the rest of the neighborhood and is supportive of the application. Commissioner Hogan and Commissioner Freeman stated that the neighborhood support is important.
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42 43 44		MOTION: Commissioner Antonio made a motion, seconded by Commissioner Hogan, to close the public hearing for Application #22-09 Robert Montesi, Owner/Applicant, for a variance pursuant to the Simsbury Zoning Regulations
45 46		Sections 3.5 for the construction of an approximately 288sq. ft. chicken coop \pm 29 feet within the side yard setback of the property located at 1 Woodcliff Drive

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

2. Discussion and Possible Action

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

- Commissioner Antonio stated that Mr. Montesi has a very small area that would be in compliance, and that this is a genuine hardship.
- Commissioner Hogan stated that Mr. Montesi's property is very problematic, with three front yards, and has demonstrated thoughtfulness in this process.
- Commissioner Antonio stated that this proposed construction seems to even add to the neighborhood feeling.

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

IV. GENERAL COMMISSION BUSINESS

• Ms. Barkowski stated that Town Planner, George McGregor is hosting a seminar on November 9th at 6:30 P.M. on Affordable Housing at the Simsbury Public Library.

V. APPROVAL OF MINUTES

August 24, 2022, Regular Meeting

MOTION: Commissioner Thomas made a motion, seconded by Commissioner Boardman, to approve the August 24, 2022, Regular Meeting Minutes as written. The motion carried unanimously. Commissioner Michelson abstained.

93		October 19, 2022, Special Meeting	
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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.	
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104		Commissioner Antonio adjourned the meeting at 7:37 P.M.	
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106	Respectfully Submitted,		
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108	Amanda Blaze		
109	Commission Clerk		
110			