

From: Lois Laczko June 28, 2010 12:00:20 PM
Subject: Zoning Board of Appeals Minutes 03/24/2010 ADOPTED
To: SimsburyCT_ZBAMin
Cc:

ADOPTED

ZONING BOARD OF APPEALS
REGULAR MEETING
March 24, 2010

I. CALL TO ORDER

Chairman Peter Stempien called the regular meeting of the Zoning Board of Appeals to order at 7:07 P. M. in the Main Meeting Room of Simsbury Town Hall. The following members were also present: Nancy Haase, Thomas Horan, Craig MacCormac, and John McCann. Edward Cosgrove arrived at 7:20 P. M., and Katie Martin arrived at 7:21 P. M. Also present were Howard Beach, Zoning Compliance Officer; Lisa Arakelian, Commission Clerk, and other interested parties.

II. APPOINTMENT OF ALTERNATES

Chairman Stempien appointed Craig MacCormac to serve for Katie Martin.

III. PUBLIC HEARINGS

A. 10-03 Application of Earle E. Gilbert, Owner, requesting a front yard variance from Article Eight, Section A of the Simsbury Zoning Regulations to place a storage shed on property located at 44 Woodland Street. (Map G-11, Block 103, Lot 007). R-15 Zone.

Earle Gilbert explained that he is seeking a 24-foot front yard variance to place a storage shed on his non-conforming property. He further explained that the non-conforming nature of the property prevents him from placing the shed anywhere else on the property that would not require a variance.

Chairman Stempien opened the hearing to public comment.

Mr. McCann suggested that the shed could be placed further back on the property to reduce the front yard variance required.

A motion was made by Mr. Horan to grant the variance, as requested, based

on the configuration of the lot and the fact that the proposed area is the best location for placement on the lot. The motion was seconded by Ms. Haase. Mr. McCann was opposed. Motion carried.

IV. OTHER BUSINESS

Chairman gave an update on the charette process and initiated a discussion on the charette and the Planned Area Development (PAD) Zone.

V. APPROVAL OF MINUTES

A. January 27, 2010 Regular Meeting

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A motion was made by Ms. Martin to approve the minutes of the January 27, 2010 regular meeting, as presented. The motion was seconded by Chairman MacCormac, and unanimously carried.

VI. ADJOURNMENT

A motion was made by Mr. Horan to adjourn the meeting at 8:11 P. M.

Thomas Horan, Secretary