

From: Lois Laczko December 22, 2008 10:25:11 AM  
Subject: Zoning Board of Appeals Minutes 11/19/2008 ADOPTED  
To: SimsburyCT\_ZBAMin  
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ADOPTED

ZONING BOARD OF APPEALS  
REGULAR MEETING  
November 19, 2008

I. CALL TO ORDER

Acting Chairman Thomas Horan called the regular meeting of the Zoning Board of Appeals to order at 7:35 P. M. in the Main Meeting Room of Simsbury Town Hall. The following members were present: Craig MacCormac, Katie Martin, and John McCann. Also present were Lynn Charest, Zoning Compliance Officer; Howard Beach, Conservation Officer; Lisa Arakelian, Commission Clerk, and other interested parties.

II. APPOINTMENT OF ALTERNATES

Acting Chairman Horan appointed Craig MacCormac to serve for Peter Stempien, and Katie Martin to serve as Secretary.

III. ANNOUNCEMENT

Due to limited attendance by Board members, Acting Chairman Horan informed all applicants of their option to continue their hearings to the regularly scheduled December meeting without prejudice or penalty.

IV. PUBLIC HEARINGS

A. 08-15 Application of Richard J. and Bronislawa Kulikowski, Owners, requesting a variance from Article Eight, Section A (height and area requirements) of the Simsbury Zoning Regulations with regard to frontage requirements on property located at 82 Climax Road. R-40 Zone.

On behalf of the applicants, Attorney T. J. Donohue exercised the option to continue the hearing and requested that it be rescheduled to be heard at the December 17, 2008 meeting.

Acting Chairman Horan opened the hearing and restated the applicants' request.

A motion was made by Ms. Martin to continue the hearing until the December 17, 2008 meeting. The motion was seconded by Mr. McCann, and unanimously carried.

B. 08-16 Application of George Clee, Owner, requesting a 24-foot side yard variance to allow for placement of a shed, pursuant to Article Eight, Section A of the Simsbury Zoning Regulations on property located at 269 West Mountain Road. R-40 Zone.

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Mrs. Ingrid Clee explained that she is seeking a 24-foot side yard variance to place a shed

on her property. She further stated that, because of the topography and location of leaching fields, a pond, and designated wetlands on the property, the proposed placement is the only feasible location for the shed.

Board members discussed possible alternate locations for placement of the shed.

Acting Chairman Horan read letters in favor of the variance from Stanley Burke, 40 Notch Road, and Mark and Gwen Testerman, 275 West Mountain Road.

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

A motion was made by Ms. Martin to approve the variance based on the topography of the property. The motion was seconded by Mr. MacCormac, and unanimously carried.

#### V. APPROVAL OF MINUTES

##### A. August 27, 2008

A motion was made by Mr. MacCormac to approve the minutes of the August 27, 2008 meeting, as presented. The motion was seconded by Ms. Martin, and unanimously carried.

VI. 2009 MEETING SCHEDULE

A motion was made by Mr. McCann to accept the 2009 Meeting Schedule, as presented. The motion was seconded by Ms. Martin, and unanimously carried.

VII. ADJOURNMENT

A motion was made by Ms. Martin to adjourn the meeting at 8:17 P.  
M.

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Thomas Horan, Acting Chairman