

**ZONING BOARD OF APPEALS
November 7, 2016 Meeting Minutes**

Board Members Present: Shane O'Connor, Howard Aspinwall, Daniel Flanagan, Ronald King
Alternate Christopher Halpin and Douglas Glazier

Town Staff Present: Jennifer Rodriguez, Town Planner

The meeting was called to order at 7:03 pm

Board roll call was taken.

APPOINTMENT OF DOUGLAS GLAZIER

Chairman O'Connor read a letter dated June 17, 2016 from Jean Glazier, Secretary for the Republic Town Committee, as follows:

“At a regular meeting of the Windsor Locks Republican Town Committee held on June 15, 2016, the following recommendation was made:

The appointment of Douglas C. Glazier, Sr., 167 Taft Lane, Windsor Locks, CT 06096, Telephone #:860-623-2272, e-mail, glaz007@aol.com to the Zoning Board of Appeals to fill the vacancy caused by the resignation of Douglas Hamilton.

Your consideration in this matter is appreciated.”

Chairman O'Connor asked for a recommendation from the Board regarding Douglas Glazier's appointment to the Board. Mr. Flanagan recommended that Douglas Glazier be appointed to the Zoning Board of Appeals to fill Douglas Hamilton's vacancy. Mr. King seconded the recommendation. All were in favor. The vote was 4 – 0, the recommendation was approved.

Attorney Scott Storms was present at the meeting and swore Mr. Glazier in as a member of the Zoning Board of Appeals.

MINUTES:

Chairman O'Connor referred to the June 6, 2016 meeting minutes and asked for any corrections or changes. There were none. Mr. King moved to approve the June 6, 2016 meeting minutes as published. Mr. Flanagan seconded the motion. All were in favor. The vote was 4 – 0, the motion was approved.

BILLS & CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

a. DMV Applications

There were none.

b. Public Hearings

- 1. Public hearing on Application #FY16-17-01, Owner/Applicant: M & L Development Corporation for a variance for the property located at 25 South Street to reduce the minimum required lot frontage to 108 feet, where 120 feet is required, to allow a lot line revision to 25 South and 27 South Street providing for lot sizes more in harmony with the existing neighborhood.**

The Board members seated for the public hearing were: Chairman O'Connor, Mr. Aspinwall, Mr. Flanagan, Mr. Glazier and Mr. King.

Attorney Scott Storms was present and addressed the Board on behalf of the applicant. Attorney Storms presented a large site plan and gave each Board member a lot lay-out map.

Attorney Storms stated that the applicant was asking to reduce the lot frontage for Lot #25 to 108 feet, where 120 feet was required in the Residential A Zone. He went on to say that the application had been timely filed, all of the fees had been paid and the property had been properly posted in accordance with the regulations.

Attorney Storms stated that M & L Development Corporation also owned Lot #27 which was to the west of the property in question. He explained that Lot #25 currently had 120 feet of frontage with a total of 23,452 square feet of area and that Lot #27 was a lot of record, pre-zoning, and currently had 75 feet of frontage and a total of 10,845 square feet of area.

Attorney Storms stated that the proposal before the Board that evening was to reduce the frontage of Lot #25 by 12 feet, from 120 feet to 108 feet. He then noted that this new lot would conform to the zoning requirements in all other respects.

Attorney Storms stated that with the Board's approval of the proposed variance, M & L Development Corporation intended to revise the lot lines between Lots #25 and #27 which would give Lot #27 a frontage of 84 feet (an additional 12 feet of frontage) and

an area of 12,655 square feet. He went on to say that that would provide two lots more suitable and more in harmony with the existing lot sizes in the neighborhood. Attorney Storms pointed out that both lots were buildable lots as they currently sat.

Attorney Storms stated that due to its irregular shape and larger dimensions, Lot #25 was the largest developed lot in the neighborhood which consisted of 50 to 100 foot lots of record. He went on to say that the new lots would not conflict with the existing lots in the neighborhood. He then pointed out that the new lots would actually be more suitable and definitely in harmony with what currently existed in the neighborhood.

Attorney Storms reiterated that due to its irregular shape and larger dimensions, the applicant believed that it was an appropriate application. He went on to say that the proposed new lot comported with the overall character and plan of development for the neighborhood. He then noted that the strict application of the zoning regulations would create an unusual hardship upon the use of the parcel not generally shared by other lots in the area.

Attorney Storms stated that the granting of the variance would not undermine or impact the overall plan of development of the community. He then noted that they had received no objections to their application and, in fact, had received a letter in support. Attorney Storms concluded by stating that they believed that the granting of the variance was in keeping with the past practices and precedents established by the Board for similar properties within the community.

Chairman O'Connor asked the Board members for any questions. Mr. Glazier clarified that the applicant was proposing to widen Lot #27. Attorney Storms stated that they were seeking a variance for the reduction of Lot #25 by 12 feet which would allow them a lot line revision which would increase the frontage and square area of Lot #27. A brief discussion then followed.

Mr. Glazier then asked if the hardship was the imbalance between the two lots, with one lot being so much larger than the other. Attorney Storms stated that the hardship was that the strict adherence to the regulations would really be unreasonable given all of the other lots in the area. He went on to say that they were trying to bring both lots more into conformity. The discussion continued briefly and Attorney Storms reiterated that Lot #25 and Lot #27 as they currently existed were both buildable lots.

Chairman O'Connor asked the Board members for any further questions. They had none.

Chairman O'Connor asked for any public input in favor of the application.

Alex Bros of 18 First Street addressed the Board and commented that Lot #25 was a good size lot, but that Lot #27 was not a very good size lot to build on. He went on to say that the small yard on Lot #27 would not make sense. Mr. Bros stated that the larger yard would make more sense for the neighborhood and would look better.

Attorney Storms submitted Mr. Bros' letter to the Board.

Chairman O'Connor read Mr. Bros' letter dated October 17, 2016 as follows:

“Alexander and Christine Bros are in agreement with the proposal to extend the property line adjacent on South Street 12 feet east.”

Chairman O'Connor asked for any public input in opposition to the application. There was none.

Chairman O'Connor asked for a motion regarding Application #FY16-17-01. Mr. Glazier moved to approve Application #FY16-17-01, Owner/Applicant: M & L Development Corporation for a variance for the property located at 25 South Street to reduce the minimum required lot frontage to 108 feet, where 120 feet is required, to allow a lot line revision to 25 South and 27 South Street providing for lot sizes more in harmony with the existing neighborhood. Mr. King seconded the motion. All were in favor. The vote was 5 – 0, the motion was approved.

Mr. King moved to adjourn the meeting. Mr. Flanagan seconded the motion. All were in favor. The vote was 5 – 0, the meeting was adjourned at 7:22 pm

Respectfully submitted,

Diane Ferrari
Recording Secretary

THIS IS A DRAFT

Please check the following month's meeting minutes for official approval of these minutes and any amendments or corrections that were made.