

ZONING BOARD OF APPEALS
September 8, 2020 Meeting Minutes

Board Members Present: Joseph DeLisle, Sr., Daniel Flanagan, Douglas Glazier,
Daniel Merrigan and David Montemerlo

Town Staff Present: Dan Malo, Enforcement Officer
Scott Nolan, Town Clerk

The meeting was called to order at 7:05 pm

Board roll call was taken.

MINUTES:

Chairman Glazier referred to the August 19, 2020 special meeting minutes and asked for any corrections or changes. There were none. Mr. DeLisle moved to approve the August 19, 2020 special meeting minutes as published. Mr. Glazier seconded the motion. Mr. Flanagan abstained. The vote was 3 – 0, the motion was approved.

REPLACEMENT OF ZBA VACANCY

Chairman Glazier stated that Board Member Leyna Erickson was moving out of Windsor Locks in October and that she was unable to attend the evening's meeting, therefore she had submitted her letter of resignation on August 31, 2020. He went on to say that David Montemerlo had won a seat on the Board at the last election, but because of the make-up of the Board between the political parties Mr. Montemerlo had to step aside. Mr. Glazier then stated that, because of the vacancy created with Ms. Erickson resignation, he had contacted Mr. Montemerlo and asked him if he would be willing to join the Board which Mr. Montemerlo agreed to do.

Chairman Glazier asked for a motion to replace Ms. Erickson with David Montemerlo on the Board. Mr. DeLisle moved to replace Ms. Erickson with David Montemerlo. Mr. Flanagan seconded the motion. There was no discussion. All were in favor. The vote was 4 - 0, the motion was approved.

Chairman Glazier asked Town Clerk Scott Nolan to swear in David Montemerlo. Town Clerk Nolan then did so.

BILLS & CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

a. DMV Applications

None

b. Public Hearings

- 1. Public hearing on Application #FY20-21-05, Owner/Applicant: Richard and Tina Hallett for a variance for the property located at 16 Thomas Street to widen a driveway to be 5 ½ feet from a property line where 10 feet are required and place an attached carport 5 ½ feet from a property line where 12 feet are required in a Residential A Zone.**

Richard and Tina Hallett were both in attendance. Mr. Hallett referred to the drawing that he had submitted with their application and stated that the existing driveway was listed as being 820 square feet but that that was incorrect. He went on to say that the existing driveway was actually 978 square feet.

Mr. Hallett explained that they wanted to replace their existing driveway with a double-wide driveway all the way to the road. He noted that the existing driveway was single width at the end by the road and was double width at the top portion of the driveway. He went on to say that they also planned to add a carport over the double-wide driveway. Mr. Hallett pointed out that the current driveway needed to be replaced because it was on a hill and the rain kept washing away the dirt at the bottom of the driveway. He explained that they had had to repeatedly add trap rock and compact it. Mrs. Hallett then noted that the carport was needed for themselves and their elderly parents in order to make it safer, especially in inclement weather. She went on to say that it would also keep them from having to clear off their vehicles.

Chairman Glazier asked the Board for any questions or comments. They had none.

Chairman Glazier asked for any public input. There were no members of the public present.

Chairman Glazier noted that when he had previously spoken with the applicants they had mentioned that their neighbors were fine with their proposed driveway and carport. Mr. Hallett confirmed that that was correct.

Mr. Flanagan asked if the carport was staying the same. Mr. Hallett explained that they currently did not have a carport; they were proposing to add one.

Chairman Glazier asked for a motion regarding Application #FY20-21-05. Mr. DeLisle moved to approve Application #FY20-21-05, Owner/Applicant: Richard and Tina Hallett for a variance for the property located at 16 Thomas Street, to widen a driveway to be 5.5 feet from a side property line where 10 feet are required and place an attached carport 5.5 feet from a side property line where 12 feet are required in a Residential A Zone. This motion is conditional upon the following:

- 1. The granting of this variance is for the improvements proposed in this Application only, permitting a certain exception to the Zoning Requirements of side property.**
- 2. The hardship which this decision is made, is based upon the constraints of Mr. Hallett's 10 foot side property line, whereby a variance to 5.5 feet would allow Mr. Hallett to repave an entire double driveway for the full length to the road, and the constraints of Mr. Hallett's 12 foot side property line, whereby a variance of 5.5 feet would allow Mr. Hallett to construct his proposed double carport. These improvements would greatly enhance the Hallett's ability to more safely traverse their sloping driveway in times of rainstorms and snowstorms, whereby they would be more susceptible of falling. This would also be of great help for their elderly parents to traverse the sloping driveway under harsh weather conditions.**
- 3. Changes to the proposed plan may require a return to this Board.**
- 4. This is not a permit to construct or install. Please see the Building and Land Use Office for permit requirements.**
- 5. That the granting of this variance is in harmony with the general purpose and intent of the Zoning Regulations and will not be detrimental to public health, safety, convenience, welfare and property values.**

Mr. Flanagan seconded the motion. Mr. Glazier asked for any discussion. Mrs. Hallett asked, if approved, if there was a timeline for when the work had to be done by. Mr. Malo stated that the time limit to complete the work only applied to the building permit once they applied for that. He went on to say that the variance did not lapse; it would stay with the property forever. Mr. Glazier asked for any further questions or discussion. There was none. All were in favor. The vote was 5 – 0, the motion was approved.

Chairman Glazier asked if there was anything for discussion. Mr. Hallett asked when they could apply for the permit. Mr. Glazier replied that they could apply for their permit in approximately three weeks. Mr. Malo explained that there was a two week appeal period once the results of the hearing were noticed which would be done in approximately one week from the meeting. He

went on to say that the applicants could apply for their permit when they came into the Building Office to pick up the Variance Certificate in order to file it with the Town Clerk. Mr. Malo told the applicants that they could contact the Building Office if they had any further questions.

Chairman Glazier asked for a motion to adjourn. Mr. DeLisle moved to adjourn the meeting. Mr. Flanagan seconded the motion. All were in favor. The vote was 5 – 0, the meeting was adjourned at 7:18 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.