

**ZONING BOARD OF APPEALS
Monroe, Connecticut**

**MEETING MINUTES
October 6, 2015**

Meeting: Zoning Board of Appeals
Regular Meeting – October 6, 2015
7 Fan Hill Road, Town Hall, Council Chambers

Present: James Wendt, *Chairman*
Marion Callo, *Secretary*
Paul Lisi
Robert Saraco, Jr.
Michael Pinto (alternate)
Dominic Paniccia (alternate)

Absent: None

Also Present: William Agresta, *Planning & Zoning Administrator*
David McCollum, *Recording Secretary*

OPENING OF MEETING:

Chairman Wendt called the meeting to order at 7:32 p.m.; board members were seated on a roll call.

PUBLIC HEARINGS:

Secretary Callo read the Public Hearing Notice.

- ZBA-2015-06, File #1380 – 1 Patmar Drive – Assessor Map 18, Lot 3
Application of property owner Frank B. Marini and Frank Marini, for an area variance of §3.2.6(A) of the Zoning Regulations to permit a side yard setback of 27.4 feet in lieu of the required 30 feet for a proposed one-story addition to an existing residence. Building within an RF-2 Zoning District

Frank B. Marini, owner of the residence at 1 Patmar Drive, introduced himself to the Board and expressed his request to build an addition to his family's home, for the purpose of additional dining space. He stated that his hardship is that the property has two front setback lines, one being off of Judd Road and the other being Patmar Drive. He presented a drawing on the Council Chambers projector to help elaborate his circumstance. He gave an additional hardship by explaining that the rear of the lot was for the septic system leaching field, and that a B100 survey completed with assistance from the Monroe Health Department helped to identify the useable areas of his property.

Chairman Wendt commented that the addition almost did not need a variance because only a minor area of the addition's footprint would be within the existing zoning setback. Mr. Marini replied that the house is tilted slightly on the lot. He embellished on what contents of the addition would be. Chairman Wendt added that the shape of the lot was unique, and that the shape of the lot tapers to become a triangular-shaped.

Chairman Wendt asked Mr. Marini if he had had any conversations with abutting property owners about the proposed addition. Mr. Marini replied that he sent Certified Mail to the abutting property owner on the proposed addition side of the property, as well as Aquarion Water Company, a separate abutting property owner. He added that he had not received any negative comment from any of the abutting property owner. Zoning Administrator Agresta commented that Mr. Marini's lot was a half-acre lot within a 2-acre lot zone, and that the irregular shape of the lot and the frontage setbacks contribute to the need to acquire a variance for further development.

Commissioner Saraco asked Mr. Marini the square footage of the existing house. Mr. Marini replied that if the lower level was included, the existing square footage was roughly 1,400 square feet. He added that the addition would be an additional 375 sq. feet.

Commissioner Lisi asked if there was a garage on the left side of the existing house. Mr. Marini replied that there was a garage on the left lower level of the existing house.

Commissioner Pinto referred to Mr. Marini's drawing and asked if the proposed addition would stop a vehicle from being able to access the rear of the lot. Mr. Marini said that there would be ample space on the proposed addition side of the property to access the rear of the lot.

Chairman Wendt closed the public hearing.

NEW AND ONGOING BUSINESS:

- Previous Meeting Minutes
 - February 3, 2015
 - April 7, 2015
 - June 2, 2015

MOTION TO APPROVE MINUTES OF 02/03/15

MOTION: **Paniccia** – To approve the Zoning Board of Appeals Meeting Minutes from February 3rd, 2015.

SECOND: **Saraco**

Discussion: None

Ayes: **Wendt, Paniccia, Lisi, Saraco, Callo**

Nays: **None**

Abstain: **None**

Motion Passes 3-0

MOTION TO APPROVE MINUTES OF 04/07/15

MOTION: Saraco – To approve the Zoning Board of Appeals Meeting Minutes from April 7th, 2015.

SECOND: Lisi

Discussion: None

Ayes: Wendt, Paniccia, Lisi, Saraco

Nays: None

Abstain: Callo

Motion Passes 4-0-1

MOTION TO APPROVE MINUTES OF 06/02/15

MOTION: Saraco – To approve the Zoning Board of Appeals Meeting Minutes from June 2nd, 2015.

SECOND: Pinto

Discussion: None

Ayes: Wendt, Pinto, Lisi, Saraco, Callo

Nays: None

Abstain: Paniccia

Motion Passes 5-0-1

DELIBERATIONS / DETERMINATIONS:

ZBA-2015-06

ZBA-2015-06, File 1380 – 1 Patmar Drive

OWNER: Marini, Frank and Marini, Frank B.

APPLICANT: Marini, Frank B.

MOTION: Callo – To grant approval of ZBA-2015-06, 1 Patmar Drive.

SECOND: Paniccia

DISCUSSION: Secretary Callo commented that the addition's impact within the zoning setback was minimal, and that there would be no adverse impact to the surrounding community. Commissioner Lisi had concerns about the hardship. Chairman Wendt commented that the half-acre lot had a uniquely odd shape and size, and the proposed addition would have minimal intrusion within the existing 2-acre lot zoning setback requirements that are being imposed on an undersized lot.

VOTE: 5-0-0 – Approved

Ayes: Wendt, Callo, Lisi, Saraco, Paniccio

Nays: None

Abstain: None

Chairman Wendt, Zoning Administrator Agresta, and the Commission discussed the Addendum added to the Meeting Agenda.

MEETING ADJOURNMENT:

MOTION TO ADJOURN

MOTION: ? – To adjourn the meeting at 7:58 p.m.

SECOND: ?

Discussion: None

Ayes: **Wendt, Callo, Paniccia, Lisi, Saraco**

Nays: None

Abstain: None

Motion Passes 5-0

Chairman Wendt adjourned the meeting at 7:58 p.m.