

**ZONING BOARD OF APPEALS
Monroe, Connecticut**

**MEETING MINUTES
September 6, 2016**

Meetings are Audio and Video Recorded

Meeting: Zoning Board of Appeals
Regular Meeting – September 6, 2016
7 Fan Hill Road, Town Hall, Council Chambers

Present: James Wendt, Chairman
Marion Callo, Secretary
Dominic Paniccia
Robert Saraco, Jr.
Michael Pinto (alternate) – Seated
Ben Maini (alternate)

Absent Ryan Condon (alternate)

Also Present: William Agresta, Planning and Zoning Administrator
Rebecca Wood, Recording Secretary

OPENING OF MEETING

- **Call to Order** – Chairman Wendt called the meeting to order at 7:33 p.m.
- **Roll Call & Seating of Alternates (if required)** – Board members were seated on a roll call with the seating of alternate Pinto for the vacant full member seat.
- **Election of Officers** – The election of new officers was tabled.

PUBLIC HEARINGS

Secretary Callo read the Public Hearing Notice

- **ZBA-2016-05 File #1385– 342 Monroe Turnpike, Assessor Map 22, Lot 13**
Application of property owner Jose E. Madera, for area variances of 5.1.6 of the Zoning Regulations for property located in a Limited Office Retail (LOR) District to permit an area variance of the front yard setback of 26 feet in lieu of the required 50 feet for construction of an underground drainage system.

Larry Edwards. PE for the applicant summarized the application: A similar side yard area variance for the subsurface storm system was granted but due to a change from residential use to commercial use a larger Health Department setback (from 25 feet to 50 feet) is required between the storm system and the septic, requiring the storm system to be pushed farther forward of the site, partially in the front yard but still under the proposed parking pavement area. The storm system also was redesigned for a 100-year storm rather than a 25 year storm to address Planning and Zoning review comments.

The Commission did not have any questions and there were no public comments. Polling the Board and hearing no objections, Chairman Wendt closed the Public Hearing.

DELIBERATIONS

- **Meeting Minutes**

August 2, 2016 Minutes

MOTION: Maini – To approve the meeting minutes for August 2, 2016 as drafted.

SECOND: Pinto

VOTE: 5-0-0 – **Approved**

Ayes Wendt, Callo, Paniccia, Pinto, Maini

Nays None

Abstain None

- **Area Variance Applications**

ZBA-2016-05, File #1385 – 342 Monroe Turnpike, Assessor Map 22, Lot 13

MOTION: Callo – To approve the area variances per application ZBA-2016-05.

SECOND: Saraco

VOTE: 5-0-0 – **Approved**

Ayes Wendt, Callo, Saraco, Paniccia, Pinto

Nays None

Abstain None

CLOSING OF MEETING

- **Correspondence / General Discussion**

None

- **Meeting Adjournment**

Polling the Board and hearing no objections, Chairman Wendt adjourned the meeting at 8:00 pm.

Respectfully submitted, Rebecca Wood, Recording Clerk