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Amended

DRAFT Minutes June 18, 2014

Attendees: Bill Francis, Jim Ferguson, Bruce Skivington, and Marisa Roy.

Also present: Andy Marchese, Zoning Enforcement Officer, and Jennifer Roy, Zoning Assistant/Recording Secretary

The meeting was called to order at 6:30 p.m. and the opening statement was read.

Jim Ferguson, Secretary read the agenda:

1. RONALD PETRUCELLI, PETRUCELLI BUILDERS, INC, 20 THOMPSON STREET, seeking a variance from Section 12.3.2, parking within ten feet (10') of a property line, to allow parking on existing pavement one foot (1') from the side property line, where a minimum of ten feet (10') is required, in the PND Zone.

Andy Marchese explained variance needed to rebuild; previous structure on property damaged by fire. The previous structure was also a 2 family dwelling. Because the structure was a complete loss, the entire structure and foundation are being replaced.

Ronald Petrucelli present to speak on his application. Mr. Petrucelli would like to rebuild and use the existing driveway and parking. The house will be in the same location, and will be 2 family; 1st floor and 2nd floor apartments. Due to the lot size, this is where the parking must remain.

Bill Francis asked Mr. Petrucelli to clarify the parking on the site plan.

Bill Francis pointed out at this time, which was missed with the opening statement; that since there are only 4 members of the board present; the applicants have the option to postpone or continue with the hearing. If they choose to continue they must obtain a unanimous vote to receive the variance.

Mr. Petrucelli stated he would like to continue with the hearing.

Susan Bull of 18 Thompson Street is present to speak. Ms. Bull explained that she is not in favor, nor opposition of the application. She wanted to come to see exactly what was being proposed. Ms. Bull further explained that she would just like to be sure there is no encroachment onto her property.

Andy explained to Ms. Bull that everything will remain the same location as before; the parking and the driveway.

The hearing was closed and discussion held.

Jim Ferguson made a motion to grant the variance from Section 12.3.2, parking within ten feet (10') of a property line, to allow parking on existing pavement one foot (1') from the side property line, where a minimum of ten feet (10') is required, in the PND Zone, due to lot size and configuration. Marisa Roy seconded the motion, the motion carried by unanimous vote.

2. THOMAS & MARLENE CLARKE, 51 WILSHIRE ROAD, seeking a variance from Section 4.4.1.4, minimum side yard setback of ten feet (10') to allow construction of a twelve foot (12') by twenty four foot (24') garage addition eight feet (8') from the side property line in the R27 Zone.

Andy Marchese explained the applicant would like to construct an addition to their garage, and will need a variance for the side yard setback.

Brian Boire, Enterprise Renovations, 156 New Road, Tolland, present to speak on the application. Mr. Boire is the contractor hired by the Clarke's to construct a second bay to the garage. The garage will be typical size of 12'x24'. The homeowner has considered adding a room off the back as workshop, but would not construct it as wide as garage so they would not need a variance for that portion.

Marlene Clarke, 51 Wilshire Road, also present to speak on her application. Mrs. Clarke expressed that they have the need for 2nd bay on the garage.

No one present to speak in favor or opposition.

Bruce Skivington made a motion to grant the variance from Section 4.4.1.4, minimum side yard setback of ten feet (10') to allow construction of a twelve foot (12') by twenty four foot (24') garage addition eight feet (8') from the side property line in the R27 Zone due to lot configuration. Bill Francis seconded the motion, the motion carried by unanimous vote.

Next item on the agenda, approval of the May 21, 2014 meeting minutes.

Bruce Skivington made a motion to approve the May 21, 2014 meeting minutes. Jim Ferguson seconded the motion; the minutes were approved by 3 affirmative and 1 abstention (Bill Francis, not present at May meeting).

Marisa Roy made a motion to adjourn the meeting, Jim Ferguson seconded the motion; the meeting was adjourned at 6:55 p.m.

Submitted by: Jennifer Roy

Jennifer Roy