

ZONING BOARD OF APPEALS

TOWN COUNCIL CHAMBERS

JUNE 30, 2016

TOWN OF EAST HARTFORD



REGULAR MEETING

The Regular Meeting of the Zoning Board of Appeals was called to order by Chairman Richard Torpey at 6:59 in the Town Council Chambers.

PRESENT: Members: Richard Torpey, David Repoli, Timothy Siggia, James McElroy
Alternates: Eddie Camejo, Caroline Torres, Carol Noel
Also Present: Gary Zalucki, Assistant Zoning Enforcement Official

ABSENT: Richard DeCrescenzo

I. CHAIRMAN – Call to Order – 6:59 p.m.

Chairman Torpey began the meeting with the Pledge of Allegiance, the reading of the opening statement and a reminder to the audience of the Fire Exits.

Chairman Torpey appointed Mrs. Noel as a voting member for this meeting.

II. HEARING OF ITEMS TO COME BEFORE THE BOARD; CALL OF ITEMS.

1. Joseph Locascio, agent for owner Connie Kenyon, **891 Forbes Street**, Requests a variance from Sections 214.2(a) & (e) Accessory Structures, to construct a detached garage with a height of 16 feet requiring a variance of 1 foot and a footprint of 1120 sq. ft. with a 2nd floor, totaling 2240 sq. ft. of floor area, requiring a variance of 1510 sq. ft. (Zone R-2)

The applicant is asking for a 390 sq. foot variance, not looking for a second floor, seeking storage for equipment used to maintain ¼ mile of dirt road to Forbes St. No need for second floor, it should be trussed. Accessory structure permitted would be 730 sq. ft. Mr. Dan DiPietro spoke in favor of applicant. No one spoke in opposition.

III. HEARINGS DISCUSSION AND BOARD DECISIONS:

1. Joseph Locascio, agent for owner Connie Kenyon, **891 Forbes Street**, Requests a variance from Sections 214.2(a) & (e) Accessory Structures, to construct a detached garage with a height of 16 feet requiring a variance of 1 foot and a footprint of 1120 sq. ft. with a 2nd floor, totaling 2240 sq. ft. of floor area, requiring a variance of 1510 sq. ft. (Zone R-2)

Mr. Torpey read a letter from Mr. Grew, Director of Inspections and Permits, stating the request doesn't meet 2 of the 4 requirements and the variance should not be granted.

Motion made by James McElroy to approve. Seconded by Carol Noel.

Discussion:

The board discussed the peculiarity of the property, it has no road frontage, the owner has to maintain the existing dirt road and needs a place to store that equipment and that there is also a safety concern.

Motion Made by Eddie Camejo to amend request to make sure there is no second floor in accessory structure. Seconded by James McElroy.

Approved by a vote of 4-1

Reason #6. A hardship exists and can be alleviated by the granting of a variance without materially impairing the effect of the zoning regulations.

IV. OLD BUSINESS None

V. NEW BUSINESS None

VI. MISCELLANEOUS

David Repoli made motion to accept the communication from Corporation Counsel regarding 30 Olde Roberts Street. Seconded by Eddie Camejo

Approved 7:0

VII. APPROVAL OF ZBA MINUTES FOR:

A. April 28, 2016

Eddie Camijo made a motion to approve. Seconded by Timothy Siggia. James McElroy abstained.

Approved 6:0

B. May 26, 2016

David Rippoli made a motion to approve. Seconded by Carol Noel. James McElroy abstained.

Approved 6:0

VIII. PAYMENT OF BILLS

Payment of Clerk – Caroline Torres made motion. Seconded by Timothy Siggia.

Approved 7:0

IX. EXECUTIVE SESSION

Motion to go into executive session made by Carol Noel. Seconded by Eddie Camejo. Approved 7:0

Carol Noel made motion to come out of executive session. Seconded by Caroline Torres. Approved 7:0

X. ACTION TAKEN ON THE EXECUTIVE SESSION MATTER

Motion made by Richard Torpey to accept the recommendation of Corporation Counsel to approve and accept withdrawal of the pending Superior Court appeal known as Royal Spa Inc. v. Town of East Hartford Zoning Board of Appeals, Docket No. CV-15-6060625-S, as being moot.

Seconded by Dave Repoli. James McElroy Abstained

Approved 6-0

XI. ADJOURNMENT

Carol Noel made motion to adjourn. Seconded by Eddie Camejo.

Approved 7:0

The next regular meeting of the Zoning Board of Appeals is scheduled on Thursday, July 28, 2016.

Respectfully submitted,

Elizabeth Watson