

ZONING BOARD OF APPEALS

TOWN OF CLINTON
54 East Main Street
Clinton, Connecticut 06413

MINUTES

Regular Meeting
January 18, 2012

Chair Mark Richards called the January 18, 2012 Regular Meeting of the Zoning Board of Appeals of the Town of Clinton to order at 8:12 P.M. in the Rose Room of the William Stanton Andrews Memorial Town Hall, 54 East Main Street, Clinton, Connecticut.

Members present: Chair Mark Richards, Secretary George Doerrer, Eileen O'Connor, Alternates Cheryl Church and James Falconer

Members absent: Timothy Brockett, Paul Topitzer and Alternate James Staunton

Also present: Zoning Enforcement Officer Thomas W. Lane (ZEO Lane), applicants and a member of the public

Richards **SEATED** Falconer for Topitzer and Church for Brockett.

Deliberation and Decision: ZBA 12-000: 39 Kelsey Road, Dvarskas

Following the synopsis of the public hearing by Richards, Falconer **MOVED** to grant [**ZBA 12-000:** 39 Kelsey Road, Dr. Richard Dvarskas (Applicant & Owner). Application for Certificate of Variance of Sections 25.10.8 (Side Setback) and 27.2.1 (Expansion of a Non-conforming Structure) to raise the building and roof and to expand the existing dormer. The lifting of the house is to meet FEMA requirements. Assessor's Map 69 Block 66 Lot 29. Zone: R-10.] the hardship demonstrated being the need to meet the FEMA requirements and the house pre-dates zoning. There will be no increase to the footprint of the house. O'Connor seconded the motion. Discussion: none. Voting in favor: Richards, Doerrer, O'Connor, Church and Falconer. Opposed: none. Abstentions: none. The variance was **carried**, 5-0-0.

Deliberation and Decision: ZBA 12-001: 52 Fairy Dell Road, Caprio/Carlisle

Following the synopsis of the public hearing by Richards, Falconer **MOVED** to grant [**ZBA 12-001:** 52 Fairy Dell Road, Victor Caprio (Applicant) Christopher Carlisle (Owner). Application for Certificate of Variance of Section 27.2.1 (Expansion of a Non-conforming Structure) for an addition to an existing residence. Assessor's Map 65 Block 51 Lot 94. Zone: R-20.] the hardship being that when the zoning [setbacks] changed in 2001 it made the structure non-conforming. There will be a minimal expansion to the footprint. O'Connor

seconded the motion. Discussion: none. Voting in favor: Richards, Doerr, O'Connor, Church and Falconer. Opposed: none. Abstentions: none. The variance was **carried**, 5-0-0.

Executive Session: Pending Litigation: not held.

Minutes: Doerr **MOVED** to accept and approve as presented the Minutes of the

- December 14, 2011 Annual Meeting;
- December 14, 2011 Public Hearing; and
- December 14, 2011 Regular Monthly Meeting.

O'Connor seconded the motion. Voting in favor: Richards, Doerr, O'Connor, Church and Falconer. Opposed: none. Abstentions: none. The motion was **carried**, 5-0-0.

Correspondence & Bills: none.

Old Business/New Business:

- **January 30, 2012 Annual Meeting of Boards and Commissions:** Richards urged all to attend.
- **Set Agenda: February 15, 2012 Regular Meeting:** no additions to usual agenda.

Chair's Comments: none.

There being no further business, Doerr **MOVED** to adjourn the meeting. O'Connor seconded the motion. Discussion: none. Voting in favor: Richards, Doerr, O'Connor, Church and Falconer. Opposed: none. Abstentions: none. The motion was **carried**, 5-0-0. The meeting was **adjourned** at 8:20 P.M.

Respectfully submitted,

Sherry Lee Hynes

Sherry Lee Hynes, Clerk

E-mail: Town Clerk
Website
Board of Selectmen