

# ZONING BOARD OF APPEALS

TOWN OF CLINTON  
54 East Main Street  
Clinton, Connecticut 06413

## MINUTES

Regular Monthly Meeting  
February 20, 2019

In the absence of Chairman Mark Richards, Acting Chairman George Doerrler called the February 20, 2019 Regular Monthly Meeting of the Zoning Board of Appeals of the Town of Clinton to order at 7:00 P.M. in the Green Room of the William Stanton Andrews Memorial Town Hall, 54 East Main Street, Clinton, Connecticut.

Members present: Acting Chairman George Doerrler, Bertram Schmitz, Dylan Walter (arrived at 7:11 P.M.), Nancy Stone and Alternate Maureen Noonan  
Member absent: Chairman Mark Richards  
Also present: Clerk Sherry Lee Hynes (Clerk Hynes), an applicant and a member of the public

Doerrler

- outlined the order of the meeting;
- Seated Noonan for Richards;
- Appointed Schmitz as Acting Secretary; then
- Had Schmitz **READ** the Legal Notice of Public Hearing into the record.

**Public Hearing:** ZBA 18-025: 14 Watrous Road, Mingyin Lee Holt (Applicant & Owner). Application for Certificate of Variance of Section 26.10.15 (Maximum Floor Area) to raise the existing roofline to create living space in an attic space. Assessor's Map 3 Block 2 Lot 166. Zone: R-80.

Prior to opening the public hearing, Doerrler advised the applicant that there was only four members present and she would need 4 out of 4 positive votes for the variance request to carry. She was given the option to postpone or proceed this evening. She chose to proceed.

**Mingyin Lee Holt** gave an overview of the application for a variance of the floor area, noting that at the January 2019 Regular Monthly Meeting the Board granted her other variance requests. This request was not advertised due to a clerical error. She along with her friend, Barry Werner, addressed questions of the Board. The hardship is as was stated at the January Meeting (small lot, pre-dates zoning, placement of the structure on the lot and the site is a corner lot.)

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There was no correspondence. There was no testimony. There being no further Board inquiries, Board members by consensus determined they had enough information to make an informed decision.

Dylan Walter arrived at 7:07 P.M.

Schmitz **MOVED** to close the public hearing. Noonan seconded the motion. Discussion: none. Voting in favor: Doerr, Schmitz, Stone and Noonan. Opposed: none. Abstention: none. The motion was **carried**, 4-0-0. Not eligible to vote: Walter.

**Public Hearing:** ZBA 18-028 & CAM: 56 Shore Road, Vincent Porizo (Applicant & Owner). Application for Certificate of Variance of Sections 26.10.6 (Front setback) and Section 26.8.2 (Tidal Wetland Buffer) for a single-family residence with attached garage. Assessor's Map 79 Block 70 Lot 63. Zone: R-15.

The application was postponed to March 20, 2019 by the applicant.

**Deliberation and Decision:** ZBA 18-025: 14 Watrous Road, Holt

Following the synopsis of the public hearing by Doerr, Stone **MOVED** to grant as requested ZBA 18-025: 14 Watrous Road, Mingyin Lee Holt (Applicant & Owner). Application for Certificate of Variance of Section 26.10.15 (Maximum Floor Area) to raise the existing roofline to create living space in an attic space. Assessor's Map 3 Block 2 Lot 166. Zone: R-80, the hardship demonstrated being the property is legal non-conforming, pre-dates zoning, has 2 front setbacks and is extremely small for the R-80 Zone. It is noted that there will be no increase to the footprint of the existing structure. Schmitz seconded the motion. Discussion: none. Voting in favor: Doerr, Schmitz, Stone and Noonan. Opposed: none. Abstention: none. The motion was **carried**, 4-0-0. Not eligible: Walter.

**Deliberations and Decisions:** ZBA 18-028: 56 Shore Road, Porizo and ZBA 18-028 CAM: 56 Shore Road, Porizo

Public Hearing postponed.

**Overview of Zoning Boards of Appeals.** Tabled to March.

**Minutes:** January 16, 2019 Regular Monthly Meeting

Schmitz **MOVED** to accept and approve as presented the Minutes of the January 16, 2019 Regular Monthly Meeting. Stone seconded the motion.

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Discussion: none. Voting in favor: Doerr, Schmitz, Stone, Walter and Noonan.  
Opposed: none. Abstentions: none. The motion was **carried**, 5-0-0.

**Correspondence/Bills.** None.

**Old Business/New Business**

- Carter Hill Bridge Replacement/Rehabilitation. Public Hearing on March 4, 2019.

**Additions to Agenda:** March 20, 2019 Regular Monthly Meeting – **7:00 PM Start**

No additions other than mentioned above.

**Chair's Comments.** None.

There being no further business, Schmitz **MOVED** to adjourn the meeting. Stone seconded the motion. Discussion: none. Voting in favor: Doerr, Schmitz, Stone, Walter and Noonan. Opposed: none. Abstentions: none. The motion was **carried**, 5-0-0. The meeting was **adjourned** at 7:15 P.M. to the March 20, 2019 Regular Monthly Meeting.

Respectfully submitted,  
*Sherry Lee Hynes*  
Sherry Lee Hynes, Clerk

E-mail: Town Clerk  
First Selectmen Office  
Posted: Website