

**ZONING BOARD OF APPEALS**  
TOWN OF CLINTON  
54 East Main Street  
Clinton, Connecticut 06413

**MINUTES**  
Special Meeting  
February 16, 2022

Chairman George Doerrerr called the February 16, 2022 Virtual Special Meeting of the Zoning Board of Appeals of the Town of Clinton to order at 7:01 P.M.

Members Present: Chairman George Doerrerr, Bertram Schmitz, Dennis Irmischer, Laurie Jaffe and Alternates Tom Shultz, Maureen Noonan and Dylan Walter

Members Absent: Secretary Drew Richards

Also Present: Zoning Enforcement Officer Kathleen S. King (ZEO King), applicants, applicants' agent, members of the public and Clerk Sherry Lee Hynes

Doerrerr

- SEATED Noonan for Richards and appointed Irmischer as Acting Secretary;
- Outlined the order of the public hearing and the criteria for the granting of a variance; then,
- READ the Legal Notice of Public Hearing into the record.

**Minutes: January 19, 2022 Regular Monthly Meeting.** Noonan **MOVED** to accept and approve as presented the Minutes of the January 19, 2022 Regular Monthly Meeting. Schmitz seconded the motion. Discussion: none. Voting in favor: Doerrerr, Schmitz, Irmischer, Jaffe and Noonan. Opposed: none. Abstentions: none. The motion was **carried**, 5-0-0. Shultz and Walter were not seated.

**ZBA 22-3 & CAM:** 79 Shore Road, Nelson F. Azevedo (Applicant) Nelson F. & Idalina Azevedo (Owners). Application for a Certificate of Variance of Section 26.11.8 (Setback Other than a Front or Rear Setback) for a replacement residence and new Sanitary Septic System. Assessor's Map 79 Block 72 Lot 74. Zone R-10.

Public Hearing

Joe Wren P.E., Project Engineer, Old Saybrook, Connecticut and Nelson Azevedo were present for the applicant.

Doerrerr **READ** the following documents into the record:

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1. List of Documents received through February 15, 2022. Jaffe requested the E-mail from David Blatt (his e-mail only, not the additional e-mails included be read);
2. February 6, 2022 Fire Department Report; and
3. February 16, 2022 Updated Report from DTC (Town's Consulting Town Engineers).

Jaffe, noted Supervising Environmental Analyst, DEEP David Blatt's February 9, 2022 recommendation that the applicant's response to the February 1, 2022 Report from Marcy Balint, Senior Coastal Planner, DEEP, should be reviewed by her. She will not be available until February 22, 2022. Jaffe stated her position that the application is not complete until the project engineer's response to Balint's report is reviewed by her and an updated report submitted by her.

**Joe Wren, Project Engineer**, stated his position that the applicant has submitted all that is required. He noted that the Town's Consulting Engineers in their updated comments felt that the CAM concerns were addressed in the applicant's response to the CAM report.

By consensus, all the members determined that they wanted Balint's comments to the applicant's response to her February 1, 2022 comments.

Jaffe **MOVED** to **CONTINUE** the public hearing for ZBA 22-3 & CAM: 79 Shore Road, Nelson F. Azevedo (Applicant) Nelson F. & Idalina Azevedo (Owners). Application for a Certificate of Variance of Section 26.11.8 (Setback Other than a Front or Rear Setback) for a replacement residence and new Sanitary Septic System. Assessor's Map 79 Block 72 Lot 74. Zone R-10 to the March 16, 2022 Virtual Regular Monthly Meeting. Irmischer seconded the motion. Discussion: none. Voting in favor: Doerrer, Schmitz, Irmischer, Jaffe and Noonan. Opposed: none. Abstentions: none. The motion was **carried**, 5-0-0. Shultz and Walter were not seated.

#### **Old/New Business**

- Mandatory Commission/Board Training. ZEO King will get more information on tentative group training programs.
- Memo from DEEP - Flood Zones. The ZEO was interested in having Diane Ifkovic from DEEP attend a meeting. ZEO King will re-send her letter from December 2022.

#### **Additions to Agenda: Wednesday, March 16, 2022 Regular Monthly Meeting.**

There were no additions to this time other than the 79 Shore Road continuance.

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**Review of the Rules of the Zoning Board of Appeals (By-laws).** ZEO King did not see any changes to be made other than changing Board of Selectmen to Town Council in all places.

**Chairman's Comments.** Doerrer questioned when meetings will be in-person, noting that the Town Council sometimes meets in person. ZEO King will check with Town Manager Karl Kilduff on this.

There being no further business, Irmscher **MOVED** to adjourn the meeting. Schmitz seconded the motion. Discussion: none. Voting in favor: Doerrer, Schmitz, Irmscher, Jaffe and Noonan. Opposed: none. Abstentions: none. The motion was **carried**, 5-0-0. Shultz and Walter were not seated. The meeting was **adjourned** at 7:34 P.M. to the Virtual March 16, 2022 Regular Monthly Meeting.

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

E-mail: Town Clerk  
Town Council

Posted: Website