



ZONING BOARD OF APPEALS

**CORRECTED
MINUTES
As to ZBA 23-8 and 23-9
23 Blake Avenue**

Regular Meeting
September 20, 2023

Chair Laurie Jaffe called the September 20, 2023, Hybrid Regular Meeting of the Zoning Board of Appeals of the Town of Clinton to order at 7:04 P.M. in the Rose Room of the William Stanton Andrews Memorial Town Hall, 54 East Main Street, Clinton, Connecticut.

- Members present: Chair Laurie Jaffe, George Doerrer, Dennis Irscher, Bertram Schmitz and Alternates Maureen Noonan and Dylan Walter
- Members absent: Secretary Drew Richards and Alternate Tom Shultz
- Also present: Zoning Enforcement Officer Kathleen S. King, Clerk Sherry Lee Hynes, a property owner’s representative and a member of the public

Jaffe **SEATED** Noonan for Richards and **appointed** her as Acting Secretary.

MINUTES

- a. Review and Approval of the August 16, 2023 meeting minutes

Jaffe proposed the following corrections:

- 1. Page 5, ZBA 23-8: 23 Blake Avenue, Paragraph 1, DELETE: “December”; and
- 2. Page 7, No. 2: change “impudent” to “impotent”.

By consensus, the corrections were accepted.

Doerrer **MOVED** to approve **as corrected** the Minutes of the August 16, 2023 Regular Meeting. Irscher seconded the motion. Discussion: none. Voting in favor: Doerrer, Irscher, Schmitz, Noonan and Jaffe. Opposed: none. Abstentions: none. The motion **carried**, 5-0-0. Walter was not seated.

CHAIR COMMENTS. None at this time.

RECEIPT OF APPLICATIONS

Doerr **MOVED** to receive ZBA 23-10: 96 Pratt Road, 96 Pratt Road, Thomas A. Stevens & Associates, Inc. (Applicant) 97 Pratt Rd LLC (Owner). Application for Certificate of Variance of Section 26.11.8 (Setback Other Than a Front or Rear Setback) - three requests, for a replacement residence. Assessor's Map 34 Block 13 Lot 93. Zone: R-20. [Record ZBA-23-10 - ViewPoint Cloud](#); and to set a public hearing for October 18, 2023. Irmscher seconded the motion. Discussion: none. Voting in favor: Doerr, Irmscher, Schmitz, Noonan and Jaffe. Opposed: none. Abstentions: none. The motion **carried**, 5-0-0. Walter was not seated.

PUBLIC HEARINGS: none.

DELIBERATION AND DECISIONS

Noonan and Walter were not present for the public hearing. Prior to the start of deliberations, Jaffe inquired of Noonan and Walter if they had listened to the audio of the public hearing. They did not.

Prior to the start of deliberations, Jaffe explained that, per State Statutes, four out of five positive votes are needed for a variance to be granted. This evening there are only four members eligible to deliberate the applications. The Board has 65 days to make a decision from August 16, 2023, the close of the public hearing. These deliberations may be continued to the October 18, 2023 Regular Meeting, which falls within the 65-day time period.

Chandra Kaufman was present for the property owner. Jaffe inquired if she wished the Board to deliberate with four members and possibly make a decision this evening or wished to continue the deliberations to the October meeting. Kaufman indicated she wished to continue the deliberations to the October Meeting.

Continued from August 16, 2023: ZBA 23-8: 23 Blake Avenue, Joe Wren (Applicant) Roberta Kaufman (Owner). Application for Certificate of Variance of Sections 26.11.6 (Front Setback) and 26.11.14 (Maximum Ground Coverage) for a replacement residence and sanitary septic system. Assessor's Map 70 Block 67 Lot 54. Zone R-10. [Record ZBA-23-8 - ViewPoint Cloud](#)

Irmscher **MOVED** to **CONTINUE** the deliberations and possible decision for ZBA 23-8: 23 Blake Avenue, Joe Wren (Applicant) Roberta Kaufman (Owner). Application for Certificate of Variance of Sections 26.11.6 (Front Setback) and 26.11.14 (Maximum Ground Coverage) for a replacement residence and sanitary septic system. Assessor's Map 70 Block 67 Lot 54. Zone R-10. [Record ZBA-23-8 - ViewPoint Cloud](#) to the October 18, 2023 Regular Meeting. Doerr seconded the motion. Discussion: none. Voting in favor: Doerr, Irmscher,

Schmitz, Noonan and Jaffe. Opposed: none. Abstentions: none. The motion **carried**, 5-0-0. Walter was not seated.

Kaufman inquired what would happen if five eligible members to deliberate were not present in October. Clerk Hynes explained that the State Statutes allow for an additional 65 days of extension time to open a public hearing, close a public hearing and for the decision. Applicants, not the Board, can grant an extension.

Continued from August 16, 2023: ZBA 23-9 (CAM): 23 Blake Avenue, Joe Wren (Applicant) Roberta Kaufman (Owner). Assessor's Map 86 Block 72 Lot 101. Zone R-15. [Record ZBA-23-9 - ViewPoint Cloud](#) Accompanies ZBA 23-8.

Irmscher **MOVED** to **CONTINUE** the deliberations for ZBA 23-9 (CAM): 23 Blake Avenue, Joe Wren (Applicant) Roberta Kaufman (Owner). Assessor's Map 86 Block 72 Lot 101. Zone R-15. [Record ZBA-23-9 - ViewPoint Cloud](#) Accompanies ZBA 23-8, to the October 18, 2023 Regular Meeting. Doerrer seconded the motion. Discussion: none. Voting in favor: Doerrer, Irmscher, Schmitz, Noonan and Jaffe. Opposed: none. Abstentions: none. The motion **carried**, 5-0-0. Walter was not seated.

NEW BUSINESS

1. Hynes reminded members that, per State Statute, members must complete four hours of training prior to January 1, 2024. Training opportunities have been distributed. Members should contact Cristi Alvarado at the Land Use Office, calvarado@clintonct.org, as to the hours completed and training opportunities available.
2. Jaffe stressed that members who missed the August 16, 2023 Regular Meeting must listen to the meeting audio and review the records for 23 Blake Avenue in order to participate in the deliberations. They will be asked to verify, on the record, that they did so.

CORRESPONDENCE. None.

ADDITIONS TO AGENDA FOR October 18, 2023 Regular Meeting

1. Public Hearing & Deliberations: ZBA 23-10: 96 Pratt Road, 96 Pratt Road, Thomas A. Stevens & Associates, Inc. (Applicant) 97 Pratt Rd LLC (Owner); and
2. Continued deliberations for ZBA 23-8 and 23-9 (CAM), 23 Blake Avenue, Wren.

There being no further business, Irmscher **MOVED** to adjourn the September 20, 2023 Regular Meeting to the October 18, 2023 Regular Meeting. Discussion: none. Voting in favor: Doerrer, Irmscher, Schmitz, Noonan and Jaffe. Opposed: none. Abstentions: none. The motion **carried**, 5-0-0. Walter was not seated. The meeting was **adjourned** at 7:24 P.M.

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Respectfully submitted,
Sherry Lee Hynes
Sherry Lee Hynes, Clerk

Posted: Town Clerk
Website