

ZONING BOARD OF APPEALS
Mallory Town Hall
9 Route 39 North
Sherman, Connecticut 06784-0039

ZONING BOARD OF APPEALS MEETING MINUTES
SEPTEMBER 6, 2011

Chairman Baird called the meeting to order at 7:00 p.m. at Mallory Town Hall. Commissioners present: Chairman Dale Baird, Samantha Addonizio, Kathy Fazzone, and Alternates Lucy Pollack, and Gary Smolen. Absent were Joseph Chiaramonte, William Jones and Helen Bray. There was no audience member recording or video taping the meeting.

Public Hearing

Case #616: Linda Risberg – 3 Echo Lane North – requesting variances of Section 332.5 “Minimum Setback Requirements” of the Sherman Zoning Regulations for the front yard setback and Section 213 of the Sherman Zoning Regulations for the rear yard setback to the 440’ contour.

Commissioner Fazzone recused herself. Mr. Michael Mazzucco, P.E. was in attendance representing the applicant. He stated that the applicant wishes to tear down the existing house and build a new one. He explained that due to the 440’ line crossing the property, the proposed location of the new house has to be positioned closer to the front property line so that it does not sit below the 440’ as the existing structure currently resides. He has spoken to Brian Wood of First Light and has received his recommendations. Commissioner Baird and Smolen stated that they had visited the property on separate occasions and observed that the existing house was in total disrepair (ie: holes in the roof, chimney separating from the building, foundation is crumbling). It was determined that the proposed front yard setback to the southeast corner of the house would be 41’ and to the proposed attached garage would be 29’. The Commission discussed the fact that if the garage was eliminated, then it would minimize the front yard encroachment. Mr. Mazzucco stated that the garage is only a one car garage, that they are only proposing a two bedroom house and have tried to keep the house dimensions to a minimum due to the constraints of the property. The Commission requested additional information (clarity about what the house would look like, different garage options). Commissioner Addonizio motioned to continue the public hearing until October 4, 2011. Commissioner Smolen seconded the motion and all voted in favor.

Commissioner Fazzone rejoined the meeting.

Commissioner Smolen motioned to approve the minutes of June 7, 2011 as amended. Commissioner Addonizio seconded the motion and all voted in favor.

FINAL

Commissioner Addonizio motioned to approve the minutes of July 13, 2011 as amended.

Commissioner Smolen seconded the motion and all voted in favor.

Commissioner Fazzone motioned to approve the minutes of August 2, 2011 as amended.

Commissioner Addonizio seconded the motion and all voted in favor.

Commissioner Pollack motioned for adjournment. Commissioner Fazzone seconded the motion and all voted in favor. Meeting was adjourned at 8:40 p.m.