

February 25, 2014

The continued public hearing was called to order at 6:01 p.m. by Stephen Offiler, ZBA Chairman. Other member's present-Diane LeDuc, Robert Lassar, Rick Waugh, Alternate Lincoln Cooper, and Alternate Russell Dexter. Member's absent-Christine Farrugia and Jim Perry.

Staff present-Joyce Gustavson and Demian Sorrentino

The purpose of the hearing is to accept written and/or verbal comments on application #ZBA-14-01 by Joseph J. Ezzell, Jr., for 271 Snake Meadow Hill Road (Map 06828, Block 014, Lot 003D) for a variance from Section 4.01 Minimum Lot Area for Lot 3D and 3D1.

There was no one present representing the applicant.

The following correspondence was submitted into the record: A letter dated, 1/29/2014 from D. Sorrentino, Zoning Enforcement Officer confirming topography on subject property, emails between Atty. E. Cotnoir and Chairman S. Offiler, dated 2/25/2014, a map showing 49 parcels in Sterling with multiple residences, and an analysis of the Survey Plan prepared for the applicant showing lot calculations. (D. Sorrentino informed me that he misspoke at the meeting and the correct number of parcels is 49 not 39).

Chairman Offiler read into the minutes an email from the applicant's attorney, Ernest Cotnoir requesting a continuance of the public hearing so that the applicant's surveyor, Paul Dunn, has additional time to revise the plans that would render one of the proposed lots completely conforming and eliminate the need for one of the requested variances. Chairman Offiler responded to the email with the timeline, starting with the receipt of the application and suggesting 3/25/2014 to continue the public hearing.

D. Sorrentino, Zoning Enforcement Officer, stated that the Zoning Board of Appeals asked him to look into the following: 1) The revised plans to see if the proposed division line between the properties could be configured to make one of the lots conforming and the other non-conforming, as opposed to creating two (2) non-conforming lots. 2) Notify E. Cotnoir regarding the expenditures of the previous application #ZBA 13-01. It was determined that there is no remaining balance. Of the \$350 that was paid, \$60 was forwarded to the State of Connecticut, and \$290.50 was paid to the Norwich Bulletin. 3) Look at the Assessor's Records to see how many Sterling parcels have multiple residences. D. Sorrentino reported that he found 49 parcels with multiple residences; and 4) To digitize a hand drawn survey plan to recalculate areas. D. Sorrentino reported that based on those calculations for the proposed Lot #3D, the lot area is 87,120 sq. ft. discounted wetlands (2,577 sq. ft.) would yield the area calculation of 84,543 and the applicant is requesting 84,560 sq. ft. For the proposed Lot #3D-1, the lot area is 114,430 sq. ft. discounted access way (16,640 sq. ft.) and discounted wetlands (5,191 sq. ft.) would yield the area calculation of 92,599 sq. ft and the applicant is requesting 81,425 sq. ft. which indicates the applicant would not need a variance. D. Sorrentino recommends that the surveyor should review his calculations.

There were no other comments.

R. Lassar made a motion, seconded by C. Farrugia, to continue the public hearing to Tuesday, 3/25/2014 at 6:00 p.m. in Room #15 with a special meeting immediately following. All voted in favor of the motion.

Attest: 
Joyce A. Gustavson, Recording Secretary

Attest: _____
Christine Farrugia, Secretary

February 25, 2014

The Zoning Board of Appeals Special meeting was called to order at 6:41 p.m. By Stephen Offiler, ZBA Chariman. Other member's present-Diane LeDuc, Robert Lassar, Rick Waugh, Alternate Lincoln Cooper, and Alternate Russell Dexter. Member's absent-Christine Farrugia and Jim Perry.

Staff present-Joyce Gustavson.

Alternate R. Dexter was seated for C. Farrugia.

Audience of Citizens: None.

Approval of Minutes: R. Lassar made a motion, seconded by R. Dexter, to approve the 6/25/2013 and 7/23/2013 meeting minutes and the special meeting minutes of 1/7/2014 and 1/28/2014 as written and presented. All voted in favor of the motion.

Unfinished Business:

- a. Application #ZBA-14-01 by Joseph J. Ezzell, Jr., for a variance from Section 4.01 Minimum Lot Area for Lot 3D and Lot 3D1 for 271 Snake Meadow Road owned By Joseph J. Ezzell, Jr.: The public hearing on this application has been continued to, 3/25/2014 at 6:00 p.m. in Room #15.

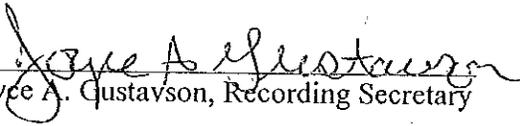
New Business:

- a. **Application Fees:** Discussion was held on whether or not the application fees should be increased to cover the Town's cost of publishing legal notices in the Norwich Bulletin. At present, the application fee is \$310.00 with \$60.00 being forwarded to the State of Connecticut. Three legal notices need to be published at an approximate cost of \$150.00 each. As the Zoning Board of Appeals fees are included in Section 9.03 of the Planning and Zoning Commission's, Zoning Regulations, any changes to the zoning regulations, even fees, would need to go to a public hearing and the Planning & Zoning Commission would need to approve it. R. Waugh made a motion, seconded by R. Dexter, to recommend to Planning and Zoning a proposal to increase the application fees from \$310.00 to \$600.00 to help cover the cost of publishing the legal notices. All voted in favor of the motion.

Any Other Business: None

Adjournment: R. Lassar made a motion, seconded by D. LeDuc to adjourn at 6:41 p.m. All voted in favor of the motion.

Attest:


Joyce A. Gustavson, Recording Secretary

Attest:

Christine Farrugia, Secretary