

July 25, 2017

The Zoning Board of Appeals quarterly meeting was called to order at 6:30 p.m. by Stephen Offiler, ZBA Chairman. Other member's present-Diane LeDuc, Stacy Abua, Christine Farrugia, Alternate Lincoln Cooper, Alternate Russell Dexter, Alternate Betsy Chamberland, and Robert Lassar (6:31 p.m.).

Staff present-Russell Gray and Joyce Gustavson.

Also present-Wayne Pelletier, Jr.

No alternates were seated.

Audience of Citizens: W. Pelletier stated that he is aware that a public hearing meeting date would be set tonight and that he talked to his neighbors and they have no problem with him putting up a garage.

Approval of Minutes: D. LeDuc made a motion, seconded by R. Lassar to approve the 11/17/2015 public hearing and special meeting minutes as written and presented. All voted in favor of the motion.

Unfinished Business: None.

New Business:

a. Application by Wayne Pelletier, Jr. for a Variance from Section 4.04A Setbacks – Front 50' Required, 25' Proposed and Side 25' Required, 10' Proposed for Property Located at 84 Old Cranston Road (03842/017/231B): S. Offiler stated that tonight's meeting is a formal procedure that the Commission follows to receive an application and check on the completeness of the application; such as, does any board member have a conflict of interest, is the application in the proper form, has all required information been submitted with the application, and have all fees been paid. The receipt of the application is tonight, 7/25/2017. S. Offiler stated that all the activities of this Board are governed by Connecticut General Statutes. The guidelines to accept an application hinges on hardship, which is not financial in nature, but a unique feature of the land rendering it useless. S. Offiler also explained that when granting a variance, it is the applicant's responsibility to explain in great detail the hardship. W. Pelletier explained to the Commission that he wants to build a post and beam garage on his property but is limited due to the placement of the house and zoning setbacks were created after the house was built. The only reasonable level area on the lot is within one hundred (100) feet of the street. To the rear of the house, the lot drops off sharply until it reaches the brook. W. Pelletier also stated that if he built the garage down the hill, near the brook, Eversource does not want to put two (2) poles in at \$10,000 for a \$10 per month electric bill. The Commission accepted this application as #ZBA-17-01 for review and a public hearing was scheduled for Tuesday, August 22, at 6:30 p.m. in Room #15 at the Sterling Municipal Building, 1183 Plainfield Pike, Oneco, CT.

b. Consider and Act on 2017 Schedule of Meetings: R. Lassar made a motion, seconded by S. Abua to approve the 2017 Meeting Schedule. All voted in favor of the motion.

c. Election of Officers: R. Lassar made a motion, seconded by C. Farrugia to retain the present slate of officers. There were no objections and no other nominations. The following is the slate of officers for 2017: Stephen Offiler as Chairman, Diane LeDuc as Vice Chairman and Christine Farrugia as Secretary. All voted in favor of the motion.

Any Other Business: None.

Adjournment: R. Lassar made a motion, seconded by D. LeDuc to adjourn at 6:51 p.m. All voted in favor of the motion.

Attest: _____
Joyce A. Gustavson, Recording Secretary

Attest: _____
Christine Farrugia, Secretary