

September 7, 2021

The Zoning Board of Appeals special meeting was called to order at 6:33 p.m. by Stephen Offiler, ZBA Chairman. Other members' present-Christine Farrugia, Robert Lasso, Alternate Lincoln Cooper, Alternate Derek Anforth, and Alternate Betsy Chamberland.

Members' absent-Russell Dexter and Stacy Abua.

Alternate D. Anforth was seated for R. Dexter and Alternate B. Chamberland was seated for the vacancy (Stacy Abua).

Staff present-Patricia Ball, Link Cooper, and Melissa Gil.

Also present-Andrew J. Kausch, Andrew B. Kausch, Romance Brown, and Attorney Ernest Cotnoir.

Audience of Citizens: No comment.

Approval of Minutes: R. Lasso made a motion, seconded by B. Chamberland to approve the 7/21/2020 public hearing and special meeting minutes as written and presented. All voted in favor of the motion.

Unfinished Business: None.

New Business:

a. Special Permit Application (DMV K7) for a Limited Repairer Business License by Romance Brown of Brown Auto & Transporter, LLC for Property Located at 57 Hell Hollow Road, Voluntown, CT (Owner: Cleve L. Wilson, Jr.) Map 03463, Block 035, Lot 0003: Chairman Offiler stated that Section 14-54 of the Connecticut General Statutes provides guidance to the Zoning Board of Appeals for this type of permit and this Board has jurisdiction and is responsible for approving this type of repair facility according to the Statute. S. Offiler provided copies for all members of the following: Section 14-51 of the Connecticut General Statutes – Definitions - specifically definition of “limited repairer”, residential property record card of 57 Hell Hollow Road, handout of Connecticut Land Use Law for Municipal Land Use Agencies, Boards, and Commissions given to him in March of 2017 from a land use conference, email from M. Gil, Town of Sterling Zoning Enforcement Officer stating Fire Marshal has signed off on the application (copies on file). The Board asked several questions regarding the use of the property and the type of work to be performed. Mr. Brown provided adequate response. C. Farrugia, made a motion, seconded by B. Chamberland to approve this application as #ZBA21-02 with the following modifications: 1) Approval is granted but limited to normal business hours between 8:00 a.m. and 5:00 p.m. Monday through Friday, 2) Approval pertains to a carport in lieu of a physical building. If a physical building is created, the Board shall revisit the application at that time, 3) The applicant is only allowed to work on one vehicle at a time, excluding personal vehicles, so that there is no accumulation of dialectic vehicles or vehicle parts thereof on the property, 4) Any and all waste fluids will be handled in accordance with Connecticut Department of Energy and Environmental Protection (CT DEEP) regulations, and 5) The application is considered pending until signed by the building official.

b. Application by A. Kausch & Sons, LLC for a Variance from Section 4.04A Setbacks – to Reduce the Front Yard Setback from 50' to 38' in Order to Construct a Single-Family Residence for Property Located at 217 Snake Meadow Hill Road (06828/15A/005H): Chairman Offiler stated this application requires a public hearing. The application is complete. Tonight's process is to accept the application and schedule a public hearing within sixty-five (65) days. At that point the applicant can present to the Board all materials as stated on the application and answer any questions. C. Farrugia, made a motion, seconded by B. Chamberland to receive this application as #ZBA21-01 for review and a public hearing was scheduled for Tuesday,

September 28, 2021 at 6:30 p.m. in Room, #15 at the Sterling Municipal Building, 1183 Plainfield Pike, Oneco, CT followed by a special meeting. All voted in favor of the motion.

c. Discussion Regarding Moving Alternate Board Member to Regular Board Member: The members discussed the possibility of recommending to the Board of Selectmen that one of the current Board alternates be named as a regular member. R. Lassar made a motion, seconded by C. Farrugia to recommend to the Board of Selectmen to appoint alternate Derek Anforth as a regular member. All voted in favor of the motion.

Any Other Business To Come Before The Authority: None

Adjournment: R. Lassar made a motion, seconded by B. Chamberland to adjourn at 7:29 p.m. All voted in favor of the motion.

Attest: _____
Patricia Ball, Recording Secretary

Attest: _____
Stephen Offiler, Chairman