

ZONING BOARD OF APPEALS SPECIAL MEETING MINUTES

The Brooklyn Zoning Board of Appeals held a special meeting on Thursday, November 6, 2014 at 7:00 p.m. at the Clifford B. Green Meeting Center, 69 South Main Street, Brooklyn, CT on the following:

Present: Dan Ross, Bruce Parsons, Brien Kroeger. Jim Grzesiak arrived late.

Staff Present: Jana Roberson, AICP, Land Use Administrator.

Also Present: Jim Celio, Harry Coman, Kathy Mitchell, David and Dawn Hippert.

Absent: Bill Macnamara with notice.

Call to Order: The meeting was called to order at 7:37 p.m.

Seating of Alternates: None.

Approval of Meeting Minutes: A motion was made by Brien Kroeger to accept the minutes of the December 19, 2011 meeting of the Brooklyn Zoning Board of Appeals as submitted. The motion was seconded by James Grzesiak. No discussion held. All in favor. The motion passes unanimously.

Election of Officers:

- 1. Chairman:** A motion was made by Brien Kroeger to nominate and elect Dan Ross as the Chairman of the Brooklyn Zoning Board of Appeals. The motion was seconded by Bruce Parsons. No discussion held. All in favor. The motion passes unanimously.
- 2. Vice Chairman:** A motion was made by James Grzesiak to nominate and elect Brien Kroeger as the Vice Chairman of the Brooklyn Zoning Board of Appeals. The motion was seconded by Bruce Parsons. No discussion held. All in favor. The motion passes unanimously.

New Application Acceptance:

1. ZBA14-001 Harry Coman and Kathy Mitchell, 9 Sunset Lane, Map 49, Lot 6/7, RA Zone; Requesting variance of Article 3, Section 3-2; Construct 12' x 24' front deck (pergola) request front yard setback reduction from 50' to ~39' and side yard setback reduction from 40' to ~32';

Construct 8' x 25' side deck request rear yard setback reduction from 50' to ~41' and request side yard setback reduction from 40' to ~4.5'; Construct enclosure for oil tank (lean-to) request front yard setback from 50' to ~37.5' and request side yard setback reduction from 40' to ~3.66'.

A motion was made by Bruce Parsons to accept application ZBA14-001 of Harry Coman and Kathy Mitchell, 9 Sunset Lane, Map 49, Lot 6&7, RA Zone; Requesting a variance of Article 3, Section 3-2 of the Brooklyn Zoning Regulations to construct a 12' x 24' front deck (pergola) and request a front yard setback reduction from 50' to ~39' and a side yard setback reduction from 40' to ~32'; to construct a 8' x 25' side deck and request a rear yard setback reduction from 50' to ~41' and a side yard setback reduction from 40' to ~4.5'; to construct an enclosure for an oil tank (lean-to) and request a front yard setback from 50' to ~37.5' and request a side yard setback reduction from 40' to ~3.66' and to schedule a public hearing for the next regular meeting of the Zoning Board of Appeals to be held on December 1, 2014 at 7:00 p.m. at the Clifford B. Green Memorial Building located at 69 South Main Street Brooklyn, CT. The motion was seconded by Brien Kroeger. No discussion held. All in favor. The motion passes unanimously.

2. ZBA14-002 Jewett City Savings Bank, 148 Prince Hill Road, Map 34, Lot 3B, RB Zone; Per CT General Statutes Section 14-54(b) any person who desires to obtain a license for repairing motor vehicles must gain a certificate of approval from the Zoning Board of Appeals.

Jim Celio, Broker from Century 21 Connecticut Realty Associates represents the applicant/owner Jewett City Savings Bank and co-applicant David and Dawn Hippert. This past April a zone text change was approved by the Planning and Zoning Commission to add motor vehicle repair as a use permitted by special permit.

Mr. Celio reviews with Commission Members the site plan and building information. The request is to meet the Locational Approval for automotive repair in accordance with CT General Statutes Section 14-54(b).

Bruce Parsons asks about an easement issue on the property. Ms. Roberson discusses this with Commission members. The easement issue does not prohibit the Zoning Board of Appeals from acting. The easement issue will be worked out between the property owners.

Discussion was held with regards to Jim Grzesiak having a conflict with application ZBA14-002. It was determined there was no conflict of interest.

A motion was made by Brien Kroeger to accept and approve application ZBA14-002 of Jewett City Savings Bank and Dawn and David Hippert, 148 Prince Hill Road, Map 34, Lot 3B, RB Zone; Locational Approval for automotive repair in accordance with CT General Statutes Section 14-54(b). The motion was seconded by Bruce Parsons. No discussion held. All in favor. The motion passes unanimously.

Other Business:

1. Scheduling of meeting dates for 2015 to be filed with Town Clerk.

Discussion held. Commission Members agreed to bring this onto the December 1, 2014 special meeting agenda.

Adjourn: A motion was made by Bruce Parsons to adjourn the meeting at 8:00 p.m. This motion was seconded by Jim Grzesiak. No discussion held. All in favor. The motion passes unanimously.

Audrey Cross-Lussier
Recording Secretary