**ZONING BOARD OF APPEALS**

**REGULAR MEETING MINUTES**

The Brooklyn Zoning Board of Appeals held a regularly scheduled meeting and public hearings on Thursday, July 7, 2022, at 6:30 p.m. at the Clifford B. Green Memorial Center, 69 South Main Street, Brooklyn, CT in-person and via Zoom, on the following:

**Members Present:** Bruce Parsons, Lucien Brodeur, Stephen Mylly, Adam Brindamour and Ryan Cheverie (Alternate). William Macnamara via ZOOM.

**Members Absent:** N/A.

**Staff Present:** Lisa Lindia, Recording Secretary, Margaret Washburn, Zoning Enforcement Officer.

**Also Present:** Galliehue Blevins and Gregory Wiesenberger. Also, Donna Weisenberger and Bruce Woodis (Archer & KWP Surveyors) via ZOOM.

**Call to Order:** The meeting was called to order at 6:30 p.m.

**Seating of Alternates:** None

**Approval of Minutes:**  Regular meeting Minutes January 24, 2022.

**Reading of the Legal Notice:**

Chairman Parsons read the legal notice into the record.

**Public Hearings:**

1. **ZBA 22-001 Galliehue Blevins, 58 Juniper Way, Map 40, Lot 88-36, 1.24 Acres,** RA **Zone, for a variance of the Zoning Regulations,** Section 3.C.5.2.2, to reduce the minimum side yard setback from 40 ft to 10 ft to install an in-ground swimming pool, patio and pool shed.

**Public Discussion:**

Mr. Blevins - Stated neighbors are okay with this request. A surveyor had to be hired because there was no as-built on file. Putting the pool elsewhere on his land would require cutting down trees or putting it closer to the wetlands.

Chairman Parson - Asked couldn’t you move the pool closer to the house and septic?

Mr. Blevins – There needs to be a separation from the septic. Pools have gone up in cost 50% more now than they were a year ago.

Adam Brindamour – Asked about option #2, the footing drain, which outlets in the neighbor’s yard.

Margaret Washburn - The old foundation drain was discussed. She explained the drain would now discharge near the wetlands. The IWWC approved this.

Mr. Blevins – Stated he has never had water in his basement.

Public Hearing closed 6:45 pm

1. **ZBA 22-002 Gregory Weisenberger, 141 Laurel Hill Road, Map 17, Lot 1A, 1.5 Acres,** RA **Zone, for a variance of the Zoning Regulations,** Requesting variance of section 3.C.5.2.1 from the minimum front yard setback of 50 feet to 40 feet to construct 20-foot x 30-foot garage with loft for storage.

**Public Discussion:**

Bruce Woodis (Archer & KWP Surveyors) – Prepared plan for variance from front yard setback. The lot is very steep; the septic is down gradient from house. The garage is proposed in the only flat area on the lot.

Chairman Parson – Will the access to this new building be off the existing driveway?

Gregory Wiesenberger – Yes it would be.

Chairman Parson – Is your lot heavily wooded?

Gregory Wiesenberger – Yes, it is.

Lucien Brodeur - Where is the reserve area located?

Bruce Woodis (Archer & KWP Surveyors) – It would be closer to the new building than the existing leach field.

Margaret Washburn **–** They have already received a letter from the Health Department.

**Public Hearing Closes****: 6:50 PM**

**Unfinished Business:**

1. **ZBA 22-001** **Galliehue Blevins, 58 Juniper Way, Map 40, Lot 88-36, 1.24 Acres,** RA **Zone, for a variance of the Zoning Regulations,** Section 3.C.5.2.2, to reduce the minimum side yard setback from 40 ft to 10 ft to install an in-ground swimming pool, patio and pool shed.

Adam Brindamour –Stated there were no other concerns. The reason for granting the variance is that this would be the best location for the pool. More clearing and placing the pool closer to the wetlands would be needed if not approved as requested. The hardship is the shape of the lot and the location of the wetlands.

Adam Brindamour made the above-stated motion as written. Stephen Mylly seconded this motion. No discussion held. All in favor. The motion passed unanimously.

Galliehue Blevins – Upon leaving complemented Margaret Washburn “she is a credit to the town for being helpful”.

1. **ZBA 22-002 Gregory Weisenberger, 141 Laurel Hill Road, Map 17, Lot 1A, 1.5 Acres,** RA **Zone, for a variance of the Zoning Regulations,** Requesting variance of section 3.C.5.2.1 from the minimum front yard setback of 50 feet to 40 feet to construct 20-foot x 30-foot garage with loft for storage.

There was discussion of the lot line being ten feet away from the edge of the road. Adam Brindamour stated that this is the only reasonable location for the building, due to the steepness of the lot. The reason for the variance is the steepness of the rest of the lot.

Adam Brindamour made the above stated motion as written. Lucien Brodeur seconded this motion. No discussion held. All in favor. The motion passed unanimously.

**Other Business:**

Chairman Parson – Had a quick discussion on swimming pools. Pools are accessory structures. The regulations don’t list setbacks for accessory structures like it is does for buildings. What about an above ground pool which is a temporary structure?

Lucien Brodeur – Setback should not apply.

Chairman Parson – Agrees setback should not apply. Asked Margaret Washburn to ask Planning and Zoning to address this issue.

**Adjourn:** Meeting closed at 7:05 pm, motioned by Lucien Brodeur, seconded by Stephen Mylly. No discussion held. All in favor. The motion passed unanimously.

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Lisa M. Lindia, Recording Secretary