

**TOWN OF BROOKLYN
ZONING BOARD OF APPEALS
SPECIAL MEETING MINUTES**

The Brooklyn Zoning Board of Appeals held a special meeting and public hearing on Thursday, December 1, 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, William Macnamara and Adam Brindamour.

Members Absent: Stephen Mylly with notice.

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

Also Present: Nicole Wineland-Thomson Fisher and Gregory Fisher present. Jackie Iglioizzi and Joseph Iglioizzi 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 September 9th, 2022.

Public Hearing

Reading of Legal Notice: 6:32 pm

Chairman Parsons read the legal notice into the record.

1. **ZBA 22-005** – Applicants: Nicole Wineland-Thomson Fisher and Gregory Fisher, Map 18, Lot 18B, 93.4 Acres, RA Zone, proposed variance of Zoning Regulations Section 6.J.3.3 to use an existing building as an Events Facility by reducing the property line setbacks from 200 ft to 175 ft to an abutter's property line, and from 200 ft to 77 ft to a property line of other property owned by the applicants.

Nicole Wineland-Thomson Fisher and Gregory Fisher were there to represent the project. A letter of support for the project submitted by Jaqueline & James Booth of 529 Wolf Den Road was reviewed by the Board members.

Nicole Wineland-Thomson Fisher explained that the deadline for PZC was 12/1/22 and that they submitted their application that morning for a Special Permit. She also mentioned that more people are writing letters of support for their request for an Events Facility. These letters will be presented to the PZC.

Lucien Brodeur-Inquired about adding additional access to the barn without having to utilize the home's driveway.

Nicole Wineland-Thomson Fisher – They are planning on a parking area near the barn. A separate driveway will be installed from the road which will not be paved. Trees and shrubs will be planted to mask the parking so it won't be seen from the street.

Chairman Parsons – Inquired does it have a well and septic?

Nicole Wineland-Thomson Fisher – The previous owner built the barn with the second floor furnished with two bedrooms, two bathrooms and a full kitchen. On the first floor the previous owners had held a few events.

Jackie Igliozi – Asked if they would be living in the house?

Nicole Wineland-Thomson Fisher – Yes, however not full time. They live elsewhere now. They will reside in Brooklyn more once the kids are out of school.

Jackie Igliozi – Will you be Brooklyn residents?

Nicole Wineland-Thomson Fisher – No, they will continue to be MA residents. They have children and do not want to have them to transition to new schools at this time.

Jackie Igliozi – Will you be in the residence while the events are going on?

Nicole Wineland-Thomson Fisher & Greg Fischer – Yes.

Public Discussion: None.

Public Hearing Closes: 6:45 pm

Chairman Parsons read the legal notice into the record.

Unfinished Business:

1. **ZBA 22-005** – Applicants: Nicole Wineland-Thomson Fisher and Gregory Fisher, Map 18, Lot 18B, 93.4 Acres, RA Zone, proposed variance of Zoning Regulations Section 6.J.3.3 to use an existing building as an Events Facility by reducing the property line setbacks from 200 ft to 175 ft to an abutter's property line, and from 200 ft to 77 ft to a property line of other property owned by the applicants.

Adam Brindamour – There are no objections from the neighbors, the barn has been previously used for functions. It is pretty straight forward.

Motion:

1. Adam Brindamour – motioned to approve the variance for **ZBA 22-005** – Applicants: Nicole Wineland-Thomson Fisher and Gregory Fisher, Map 18, Lot 18B, 93.4 Acres, RA Zone, proposed variance of Zoning Regulations Section 6.J.3.3 to use an existing building as an Events Facility by reducing the property line setbacks from 200 ft to 175 ft to an abutter's property line, and from 200 ft to 77 ft to a property line of other property owned by the applicants. The hardship is that there are no objections from the neighbors, the barn has been previously used for functions. It is pretty straight forward.

Lucien Brodeur – Seconded the motion.

William Macnamara – Clarified that the hardship is that the current location of the existing building affects the ability to a get Special Permit from PZC.

No discussion held. All in favor. The motion passed unanimously.

Other Business:

Discussion and approval of 2023 meeting dates.

Adjourn:

Meeting closed at 6:57 pm, motioned by William Macnamara, seconded by Lucien Brodeur. No discussion held. All in favor. The motion passed unanimously.



Lisa M. Lindia, Recording Secretary