

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

The Zoning Board of Appeals held a special meeting and public hearing on Tuesday, November 7, 2017 at 6:30 p.m. at the Clifford B. Green Memorial Center at 69 South Main Street, Brooklyn, CT on the following:

**Present:** Dan Ross, Bruce Parsons, Bill Macnamara and Stephen Mylly.

**Staff Present:** Audrey Cross-Lussier, Recording Secretary.

**Absent:** None.

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

**Seating of Alternates:** None.

**Approval of Minutes:** Special Meeting Minutes of April 6, 2017.

A motion was made by Bruce Parsons to approve the special meeting minutes of April 6, 2017 as written. Stephen Mylly seconds this motion. No discussion held. All in favor. The motion passes unanimously 4-0.

**Public Hearing:**

**Reading of Legal Notice:**

Chairman Ross reads the legal notice into the record.

**1. ZBA17-001 Benjamin Labelle, 127 Darby Road, Map 36, Lot 90-7, R-30 Zone, 3.28 acres. Request for a variance of Zoning Article 3 Section 3.2 dimensional requirements for a rear yard setback; variance being requested is 22 feet in lieu of 50 feet required for an addition to an existing dwelling and a deck.**

Ben Labelle, property owner represents application ZBA17-001. Mr. Labelle proposes a 16-ft. x 24-ft. three-season room addition off the side of the house with a 12-ft. x 26-ft. deck off of the said 16-ft. x 24 ft. three season room addition to the rear of the yard.

Bruce Parsons asked if the abutting property owner to the rear of the property is the Eversource Right of Way. Mr. Labelle stated yes.

Chairman Ross commented that he visited the site and asked if any members had done so. Bruce Parsons asked for clarification – site walk versus individual member visit. Chairman Ross stated a site walk is considered a meeting, if members visit separately it is not considered a meeting.

Commission Members reviewed the Zoning Enforcement Officer, Martha Fraenkel's comments dated 11/7/17 with regards to application ZBA17-001.

Bill Macnamara asked for clarification with regards to Google Map photographs and NECCOG GIS Site Map photographs. Mr. Labelle discussed the photographs and site plan with Commission Members and the chronological order of issued zoning/building permits.

**Public Hearing Closes:** Chairman Ross closed the public hearing at 6:40 p.m.

**Unfinished Business:**

**1. ZBA17-001 Benjamin Labelle, 127 Darby Road, Map 36, Lot 90-7, R-30 Zone, 3.28 acres. Request for a variance of Zoning Article 3 Section 3.2 dimensional requirements for a rear yard setback; variance being requested is 22 feet in lieu of 50 feet required for an addition to an existing dwelling and a deck.**

A motion was made by Bruce Parsons to grant the variance as requested for Benjamin Labelle, 127 Darby Road, Map 36, Lot 90-7, R-30 Zone, 3.28 acres Zoning Article 3 Section 3.2 Dimensional Requirements for a rear yard setback - variance being requested 22 feet in lieu of 50 feet required for an addition to an existing dwelling and deck, due to the hardship proposed on the homeowner, due to the existing conditions on the property, i.e., location of the house and pond located in front, and there being no rear property owners that will be impacted by granting of the variance. Stephen Mylly seconds this motion. Bill Macnamara requests discussion on the motion. Discussion held.

Bill Macnamara asked if the variance is being granted for the addition and the deck or just the deck. Discussion held. After deliberation it was determined that the variance is being granted for the proposed project-addition and the deck.

Call for votes – All in Favor. The motion passes unanimously 4-0.

**Other Business:** None.

**Adjourn:** A motion was made by Bill Macnamara to adjourn the meeting at 6:45 p.m. Stephen Mylly seconded this motion. No discussion held. All in favor. The motion passes unanimously.

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Audrey Cross-Lussier, Recording Secretary