**ZONING BOARD OF APPEALS**

**REGULAR MEETING MINUTES**

The Brooklyn Zoning Board of Appeals held a regular meeting on Monday, January 5, 2015 at 7:00 p.m. at the Clifford B. Green Meeting Center, 69 South Main Street, Brooklyn, CT on the following:

**Present:** Dan Ross, Brien Kroeger, William Macnamara, Jim Grzesiak and Bruce Parsons.

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

**Also Present:**  None.

**Absent:**  None.

**Call to Order:**  The meeting was called to order at 7:00 p.m.

**Seating of Alternates:** None.

**Approval of Minutes:**  Special Meeting Minutes December 1, 2014.

A motion was made by Jim Grzesiak to approve the Special Meeting Minutes of December 1, 2014. Brien Kroeger seconds this motion. No discussion held. All in favor. The motion passes unanimously.

**Election of Officers:**

Chairman: A motion was made by Brien Kroeger to nominate Dan Ross as the Chairman. Bruce Parsons seconds this motion. No discussion held. All in favor. The motion passes unanimously.

Vice Chairman: A motion was made by Bruce Parsons to nominate Brien Kroeger as Vice Chairman. Jim Grzesiak seconds this motion. No discussion held. All in favor. The motion passes unanimously.

**Public Hearing:**  None.

**Reading of Legal Notice:** None.

**New Application Acceptance:**

1. ZBA14-003 Winifred Curtis, Barrett Hill Road, Map 36, Lot 3, Requesting Variance of Section 3.2 Dimensional Requirements from 40 ft. to 30 ft.; Section 3.3.1 Minimum Area of Buildable Land less than 30,000 sq. ft.; Section 3.3.2 Minimum Lot Size 90,000 sq. ft. to 70,954 sq. ft.

Commission Members reviewed the application. Questions were raised with regards to lacking completeness-Description of the project; Letter of denial from the Zoning Enforcement Officer; Relationship of the Applicant/Property Owner signature’s on application. Discussion ensued.

A motion was made by Bill Macnamara to accept application ZBA14-003 Winifred Curtis, Barrett Hill Road, Map 36, Lot 3, Requesting Variance of Section 3.2 Dimensional Requirements from 40 ft. to 30 ft.; Section 3.3.1 Minimum Area of Buildable Land less than 30,000 sq. ft.; Section 3.3.2 Minimum Lot Size 90,000 sq. ft. to 70,954 sq. ft. Bruce Parsons seconds the motion. Dan Ross, Brien Kroeger in favor of. Jim Grzesiak opposed. Discussion ensued. Motion passes 4-1.

A motion was made by Bill Macnamara to schedule a public hearing and special meeting for application ZBA14-003 on Monday, January 26, 2015 at 7:00 p.m. to be held at the Clifford B. Green Meeting Center, 69 South Main Street, Brooklyn, CT.

**Other Business:**

1. Review and Approval of Revised Brooklyn Zoning Board of Appeals Application.

Commission Members reviewed the changes made to the application. Discussion ensued.

A motion was made by Bill Macnamara to accept the changes made to the Zoning Board of Appeals Application as presented. Bruce Parsons seconds this motion. Discussion ensued. All in favor. The motion passes unanimously.

**Adjourn:** A motion was made by Jim Grzesiak to adjourn the meeting at 7:25 p.m. Brien Kroeger seconds this motion. No discussion held. All in favor. The motion passes unanimously.

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Audrey Cross-Lussier

Recording Secretary