

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

The Zoning Board of Appeals held a special meeting on Thursday, September 22, 2016 at 7:00 p.m. at the Clifford B. Green Memorial Meeting Center at 69 South Main Street, Brooklyn, CT on the following:

**Present:** Dan Ross, Bruce Parsons, William Macnamara, Mark Benard, Stephen Mylly.

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

**Also Present:** Clifton McCollum Jr., and Heather McCollum.

**Absent:** Brien Kroeger with notice.

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

**Seating of Alternates:** Stephen Mylly for Brien Kroeger.

**Approval of Minutes:** Regular Meeting Minutes January 25, 2016.

A motion was made by Bruce Parsons to approve the Regular Meeting Minutes of January 25, 2016. Mark Benard seconds this motion. No discussion held. All in favor. The motion passes unanimously 5-0.

**New Application Acceptance:**

1. ZBA16-001 Clifton H. McCollum, Jr., 589 Wauregan Road, Map 30, Lot 70, R-30 Zone, 1.2 acres – Expand existing accessory apartment; (requesting variance of the zoning regulations, sections 3.4.3.2 permitted uses in the R-30 Zone).

Bruce Parsons asked if there was a letter from the Zoning Enforcement Officer which states why the zoning permit was denied. Mr. Ross stated there is nothing present from the Zoning Enforcement Officer.

Mr. Parsons stated that based on what the applicant has submitted in his write up of the intended use of the property, what it reads in the zoning regulations under section 3.4.3.2 permitted uses – the uses permitted in this zone are single family “dwellings” (plural, not just one dwelling) duplex dwellings, multi-family dwellings, accessory uses, home office, daycare center, and collection centers.

Mr. Parsons stated the applicant has two homes on the property, both homes are used as residential. As far as Mr. Parsons can determine he feels the applicant meets the permitted uses under that section of the regulations. The applicant exceeds the area of 30,000 sq. ft., which is not addressed in the single family dwellings, but addressed in the multi-family which is 5 acres. Mr. Parsons sees no reason to deny this application.

Chairman Ross stated that if no other members have any further questions a public hearing date should be scheduled.

Ms. Cross-Lussier stated the following dates are available for a public hearing Monday, October 10<sup>th</sup> or Wednesday, October 12<sup>th</sup>.

Bill Macnamara asked if the applicant is in compliance why do they need a hearing or a variance?

Chairman Ross stated the area per lot could be a problem, if it cannot be split. Mr. Ross refers to the definition of dwellings and plot sizes. Ms. Fraenkel is asking for a variance of section 3.4.3.2 of the regulations.

Mark Benard asked the McCollum's to discuss their conversation they had with Ms. Fraenkel regarding the ZBA application. Mr. McCollum stated that Ms. Fraenkel's biggest issue is that there really isn't a ruling for this because there are two homes there and she was saying how the main home is 1,400 sq. ft., once the addition is added onto the other home it will become bigger than the main home. Chairman Ross stated that Ms. Fraenkel takes issue with the two residences and the increase in size. There is currently 1.20 acres.

Discussion ensued.

A motion was made by Mark Benard to send the application back to Zoning Enforcement Officer, Martha Fraenkel, as the Commission does not feel the applicant needs to go to a public hearing and they meet the requirements that are set in the regulations and the Commission recommends that the ZEO rescind the order and issue a permit. Bruce Parsons seconds this motion. No discussion held. All in favor. The motion passes unanimously 5-0.

**Other Business:** None.

**Adjourn:** A motion as made by Bill Macnamara to adjourn the meeting at 7:08 p.m. Bruce Parsons seconds this motion. No discussion held. All in favor. The motion passes unanimously.

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Audrey Cross-Lussier  
Recording Secretary