

MEMBERS PRESENT: Chairman Laurie Robinson (arrived 7:30 p.m.), Patrick Reading, Michael Solis;
Selectman's Liaison: Stan Soby; Staff: Craig Grimord, Assistant Town Planner/Zoning/Enforcement Officer; Gail Therian, Clerk

MEMBERS ABSENT: Patricia Hayn and Bob Setschinsky

1. CALL MEETING TO ORDER.

Chairman Robinson called this meeting to order at 7:33 p.m.

2. ADDITIONS TO AGENDA

C. Grimord asked that the Agenda be amended to include under Item #10 "Correspondence", a new Item A – "Receipt of resignation letter from Board member Patricia Hayn dated March 18, 2013."

Motion by: P. Reading
to add this item to the agenda.
Second by: M. Solis
Vote: Motion carried unanimously.

3. PUBLIC HEARINGS -

- A. ZBA#13-004, A. Falk von Plachecki, Applicant, B. Dimberg & N. Wasniewski, Owners,** for property located at 4 & 6 River Rd., Tax Map # 06-12, Lot #029-000, R-80 Zone. The applicant is requesting variances to Section 13.21.2.1 of 108,079.74 Sq. Ft. of lot area, and Section 13.21.2.4 to allow for an access easement over other property. The variances are necessary to correct the existing non-conformity of two single-family dwellings on one parcel and to allow for each dwelling to be on its own lot. (Received 3/19, PH scheduled 3/19, PH to close by 4/16)

C. Grimord read the Public Hearing legal notice published in the Rivereast on March 8 and March 15, 2013. He distributed copies of the Exhibit List with Items A-S.

Chairman Robinson asked the members of the audience if anyone had any concerns or comments about the members of the Commission that were seated for the Public Hearing. No comments were made. She went on to explain the Public Hearing procedure. She stated that the voting members for this evening on this application were: L. Robinson, P. Reading and M. Solis. She said that Board member B. Setschinsky will listen to the audio recording of this meeting in order to be eligible to vote on this application at the next meeting. She explained that the Public Hearing would need to be continued to the next meeting in order to have the necessary four (4) members available to vote on the application.

C. Grimord told the Board members that this application is to correct an existing non-conformity of two single family residences on a single lot. This applicant was seeking variances to Section 13.21.2.1 to reduce the area requirement for a Flag lot and Section 13.21.2.4 to allow a Flag lot to have an for access easement across the other property. The variances would allow the property to be subdivided to create a flag lot and a fully conforming frontage lot, with each of the single family homes on its own lot. He said that both houses were constructed prior to the implementation of Zoning in Colchester. He said that if the variances are granted, the applicant will need to submit a re-subdivision application to the Planning and Zoning Commission.

Falk von Plachecki, Land Surveyor, told the Commission that this is a family property. He explained the proposed division of the property, the location of the septic and wells, and the location of the common access. Discussion followed regarding the Driveway Easement and Maintenance Agreement.

Speaking in Favor - No one Spoke

Speaking in Opposition -- No one Spoke

Motion by: P. Reading
to continue the Public Hearing to the next regularly scheduled meeting on April 16, 2013.
Second by: M. Solis
Vote: Motion carried unanimously

4. Pending Applications -

- A. ZBA#13-004, A. Falk von Plachecki, Applicant, B. Dimberg & N. Wasniewski, Owners,** for property located at 4 & 6 River Rd., Tax Map # 06-12, Lot #029-000, R-80 Zone. The applicant is requesting variances to

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Section 13.21.2.1 of 108,079.74 Sq. Ft. of lot area, and Section 13.21.2.4 to allow for an access easement over other property. The variances are necessary to correct the existing non-conformity of two single-family dwellings on one parcel and to allow for each dwelling to be on its own lot. (Received 3/19, PH scheduled 3/19, PH to close by 4/16)

Public Hearing continued to the next regularly scheduled meeting of April 16, 2013.

5. Minutes of Previous Meeting – Minutes Regular Meeting January 15, 2013

Motion by: P. Reading
to approve the minutes of the Regular Meeting of January 15, 2013 as written.
Second by: M. Solis
Vote: **Motion carried unanimously.**

6. Applications Received:

- A. **ZBA#13-004, A. Falk von Plachecki, Applicant, B. Dimberg & N. Wasniewski, Owners,** for property located at 4 & 6 River Rd., Tax Map # 06-12, Lot #029-000, R-80 Zone. The applicant is requesting variances to Section 13.21.2.1 of 108,079.74 Sq. Ft. of lot area, and Section 13.21.2.4 to allow for an access easement over other property. The variances are necessary to correct the existing non-conformity of two single-family dwellings on one parcel and to allow for each dwelling to be on its own lot. (Received 3/19, PH scheduled 3/19, PH to close by 4/16)

This Public Hearing was opened on March 19, 2013 and continued to the next regularly scheduled meeting on April 16, 2013.

7. Old Business – None

8.

9. New Business/Applications Received - None

A. Review of Proposed new Zoning Regulations

C. Grimord distributed copies of the draft Zoning Regulations regarding non conformities. He said that the Town Attorney had reviewed these and made suggestions. He had received these the morning of this meeting and has not reviewed them. He asked the Board members to review them and email or contact A. Turner with their comments, questions or concerns.

10. Old Business – None

8. Zoning Enforcement Officer's Report - ZEO Report for February 2013

C. Grimord said that a copy of his February 2013 report was included in the Board Member's packets. Discussion followed on several of the outstanding enforcement actions.

9. Correspondence

- A. Receipt of Resignation letter from Board Member Patricia Hayn dated March 18, 2013

C. Grimord read the letter of Resignation from Patricia Hayn.

10. Adjournment

Motion by: P. Reading
to adjourn the meeting at 8:33 p.m.
Second by: M. Solis
Vote: **Motion carried unanimously**

Gail N. Therian, Clerk