



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Website: www.colchesterct.gov

RECEIVED
COLCHESTER, CT
2019 DEC -5 PM 3:11

Gayle Furman
GAYLE FURMAN
TOWN CLERK

**COLCHESTER
ZONING BOARD OF APPEALS
MEETING MINUTES
TUESDAY, NOVEMBER 19, 2019**

**Town Hall, 127 Norwich Avenue, Colchester, Connecticut
MEETING 7:00 P.M.**

MEMBERS PRESENT: Chairman Laurie Robinson; Patrick Reading; Michael Solis, Bob Setschinsky and Jason Radachy; Stan Soby, Board of Selectman Liaison; Staff: Daphne Schaub, Assistant Planner/Zoning Enforcement Officer, and Kamey Cavanaugh, Clerk. Members of the Public.

1. CALL MEETING TO ORDER

Chair Robinson called this meeting to order at 7:03PM

2. LEGAL NOTICE D. Schaub read the legal notice into the record.

3. APPLICATIONS/PUBLIC HEARINGS

- A.** Application No. 19-003ZBA of SCM Holdings LLC (Applicant/Owner), 14 Woodacres Road, for a variance of Section No. 8.10.1B.9 of the Colchester Land Development Regulations, to reduce the minimum site line requirement from 200' to 185' (N) and 140' (S) (Tax Map 08-02/Lot 009-521) in the RU Zone;

D. Schaub provided the commission with an overview of the application and discussed the current topography of the lot. The current zoning site distance regulation was noted. This property abuts both Hebron and Lebanon; both towns have been notified of this public hearing and there has been no communication received from either town. The applicant has worked closely with Sal Tassone, Colchester Town Engineer and were able to relocate the driveway giving them 200' in one direction, and 145' in the other.

Gordon Sime, engineer for the applicant reported to the commission 2 trees that will be removed to meet the regulation on one side, however the ninety degree bend in the road makes it physically impossible to meet the site line.

Andy Barter, 13 Woodland, a neighbor to this application expressed concern with the speed of vehicles on the road.

MINUTES

**Tuesday, November 19, 2019
Zoning Board of Appeals**

Sal Tassone, Town Engineer provided the commission the conditions of the site and the elimination of a variance from one side of the road with the removal of the two trees. The other side being limited by the 90 degree bend in the road and for a 25mph road the 145' would be adequate, and while it does not meet the towns recommendations it does meet the recommendations of the American Society of Civil Engineers, residential street edition, therefore supporting the application.

B. Setschinsky moved, and P. Reading second to close the public hearing. Motion carried unanimously.

J. Radachy stated nothing can be done on this lot without a site line variance and what is presented makes sense given the geometry of the road therefore is in favor of approval.

M. Solis also feels this application shows a classic hardship.

P. Reading made a motion to grant the variance of application No. 19-003ZBA of SCM Holdings LLC (Applicant/Owner), 14 Woodacres Road, for a variance of Section No. 8.10.1B.9 of the Colchester Land Development Regulations, to reduce the minimum site line requirement from 200' to 185' (N) and 140' (S) (Tax Map 08-02/Lot 009-521) in the RU Zone with the approval of the town engineer and with a noted hardship being the geometry of the site lines in the Southerly direction; Motion was seconded by B. Setschinsky. Motion carried unanimously.

4. MINUTES OF PREVIOUS MEETING - Minutes for September 17, 2019

J. Radachy moved, P. Reading second to approve the minutes of September 17, 2019. Motion carried unanimously

5. OLD BUSINESS None

6. NEW BUSINESS

A. Election of Officers

P. Reading moved, B. Setschinsky seconded to nominate L. Robinson as Chair. Motion carried unanimously.

L. Robinson moved, M. Solis seconded to nominate P. Reading as Vice Chair. Motion carried unanimously.

P. Reading moved, J. Radachy moved to close nominations. Motion carried unanimously.

M. Solis moved, J. Radachy seconded to elect L. Robinson as Chair and P. Reading as Vice Chair. Motion carried unanimously.

B. 2020 Meeting Schedule

L. Robinson moved, and J. Radachy second to approve the 2020 ZBA Meeting Calendar. Motion carried unanimously

MINUTES

Tuesday, November 19, 2019
Zoning Board of Appeals

7. CORRESPONDENCE None

8. ADJOURNMENT

B. Setschinsky made a motion and J. Radachy seconded to adjourn the November 19, 2019 Zoning Board of Appeals meeting at 8:01p.m. The motion carried unanimously.

Respectfully Submitted,

Kamey Cavanaugh, Clerk