

ZONING BOARD OF APPEALS

February 18, 2016

TO MEMBERS:

Robert F. Hannon, Chairman
Caren M. Genovese, Vice Chairman
Donald F. Clark, Secretary
Joseph P. Villano
A. J. Wambolt

William D. O'Hare Alternate
Jacob M. Piekarski, Alternate
Robert Lockery, Alternate

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
Laura A. Magaraci, Zoning Enforcement Officer
Sandra Lion, Clerk

AGENDA

There will be a meeting of the Zoning Board of Appeals on Thursday, February 18, 2016 at the Mildred A. Wakeley Community & Recreation Center, 7 Linsley Street, in Room #2, at 7:30 PM to consider the following applications:

PUBLIC HEARINGS:

1. #15-22 Application of Mike Zulawski, Applicant, MKZ Investments, LLC, Owner, relative to 101 Powdered Metals Road, (Map 37, Lot 124), per Section 5.2.1.53, requesting a variance to permit a Scrap Yard/Automobile Junk Yard Dealer in an IL-80 zoning district where none are permitted. IL-80 Zoning District.

2. #16-01 Application of William Gambardella, Applicant, Mario Gambardella, Owner, relative to 88 Old Broadway West, (Map 66, Lot 12), per Section 5.1.2 requesting a maximum building coverage variance of 3.3% to permit a building coverage of 40% where 36.7% was previously permitted and requesting a front yard setback variance of 61' to permit a front yard setback of 14' where 75' is required, and requesting a side yard setback variance of 4' to permit a side yard setback of 16' where 20' is required, and per Section 8.3.3.1, requesting approval to enlarge an existing non-conforming building. IL-30 Zoning District.
3. #16-02 Application of Andrew and Melanie Moore, Applicants, Linda Kresta, Owner, relative to 15 Leona Avenue, (Map 33, Lot 119), per Section 2.1.1.9, requesting a front yard variance of 5' to permit a front yard setback of 20' where 25' is required. R-12 Zoning District.

DELIBERATION SESSION: - #15-22, 101 Powdered Metals Road
- #16-02, 15 Leona Avenue

OTHER: None

CORRESPONDENCE: - CT Federation of Planning & Zoning Agencies,
Winter 2016 Newsletter
- CT Federation of Planning & Zoning Agencies,
Annual Conference

MINUTES: January 21, 2016

ADJOURN: