

**ZONING BOARD OF APPEALS  
TOWN OF BLOOMFIELD  
REGULAR MEETING  
May 2, 2016**

**CALL TO ORDER**

Chairman Jacqueline Isaacson called the regular meeting of the Zoning Board of Appeals to order at 7:30 p.m. in Council Chambers at Bloomfield Town Hall. The following members were also present: Steve Millette, Lucille Wactowski, Shirley Williams, Fannie Pittman, Suzanne Caron. Also present were Michael Kosilla, Zoning Compliance Officer and Laura James, Recording Secretary.

**NOTICE OF MEETING**

Secretary Fannie Pittman read the Meeting Notice.

**PUBLIC HEARINGS**

- 1. Application of Richard C. Heath, Church Home of Hartford, Inc. for a 30-foot building line variance to allow a carport solar array structure at 100 Seabury Drive, PEC zone (continued from April 4, 2016).**

Mr. Raymon Madorin, Esq., Farmington, CT, stated Seabury is approved for an application of 68-unit independent living expansion. Seabury has entered into an agreement with General Electric to install solar arrays. Seabury is also seeking Green Globe Certification and completing the solar array project will allow Seabury to achieve the first Green Globe Certification in the nation, which would put Bloomfield on the map with the first of such certification. Mr. Madorin stated Seabury is seeking a variance of 25.8 feet for only one of the carports. Mr. Madorin stated notice was given to all neighbors and they have not received any complaints. General Electric will be removing the light poles which give off light pollution and replacing with LED lighting. Mr. Madorin stated Seabury received full approval from Planning & Zoning subject to the Zoning Approval tonight. Mr. Madorin stated the solar panels are not going on the roof because there is equipment on the roof and it would be economically unfeasible to put on top of the building. Mr. Madorin further stated Seabury will not be using net-metering. Seabury will be using 100% of the power in the building and residents are very excited about this project. Mr. Madorin also stated Seabury will be installing geo-thermal heat as well. Chairman Isaacson stated she went out to the site and there are a number of carports. Mr. Madorin stated that the existing carports are not sufficient to put solar panels on top, because the carports that will support the solar panels are usually built from the ground up. Commissioner Caron asked will the project work with the four panels, does it have to be five? Mr. Madorin stated Seabury has entered into a purchase agreement with General Electric to install and maintain the solar arrays. General Electric will sell Seabury power for slightly less than what they would pay to Eversource and the price with General Electric would be locked in for twenty years. Commissioner Wactowski asked will it reduce the lighting in the parking lots? Mr. Madorin stated the light poles will be removed and LED lighting installed under the carports. This will allow the lighting to be lower instead of 15 feet high on the light pole, therefore, allowing more light lower allowing the residents to see better. Mr. Madorin stated the carports will shade the cars, and allow for protection from snow and ice, which would help with slips and falls. Commissioner Caron asked what is behind carports four and five and could the carports be put in this location. Mr. Madorin stated in this location there is a bocce court which cost about \$60,000. There are community gardens, horse shoe pit, professional croquet court, and putting green. Mr. Madorin stated there is no place else to put these amenities and therefore the residents will lose out.

**Chairman Isaacson Closed the Public Hearing**

*Commissioner Caron made a motion to approve the application of Richard C. Heath, Church Home of Hartford, Inc. for a 25.8-foot building line variance to allow a carport solar array structure at 100*

*Seabury Drive, PEC zone (continued from April 4, 2016) with acknowledgement of hardship because of typography of the land and limited availability of the placement of the solar panels. The motion was seconded by Commissioner Pittman and passed unanimously.*

**2. Application of Donald Moore for a side and rear yard variance for a proposed addition at 150 Mountain Avenue, R-30 zone.**

Mr. Moore stated he is seeking approval of side and rear variances to add a family room and a garage addition behind the existing structure. Mr. Moore stated the current zoning regulations are a hardship because the new structure needs to align with the east wall of the existing house because there are buried water pipes and electrical lines in the yard. The configuration of the existing side property line together with the location of the existing structures constitutes the hardship. Mr. Moore further stated the house has a dirt cellar and the addition built in 1985, there was a crawl space underneath and there is absolutely no room for storage. Chairman Isaacson asked will the addition match the rest of the house? Mr. Moore stated the addition would have the character of the existing house. Commissioner Caron asked if an engineer has looked at this proposed project. Mr. Moore stated an engineer has not but he has been speaking to different people. Hopefully, they will not dig down far enough to reach any pipes or lines. Commissioner Caron asked Mr. Moore if he had any idea of the cost to remove the pipes. Mr. Moore stated he has not yet obtained any estimates. Mr. Moore stated the house was built in the 1840's and there is absolutely no room for storage. Mr. Moore further stated he will be moving a couple antique cars from his business to his residence.

Comments from Audience

Amy Moore, 150 Mountain Avenue, Ms. Moore stated the existing garage is in use by the tenant at 148 Mountain Avenue.

Adolfo Canovi, 154 Mountain Avenue, Mr. Canovi stated that he is thoroughly comfortable with Mr. Moore's approach. Mr. Canovi stated that there were two areas that he had believed would affect his property were privacy and aesthetics, but he has decided to support Mr. Moore's project.

Mr. Kosilla stated he has met with Mr. Moore quite a few times on this project and considering Mr. Moore's explanation regarding the age and type of construction of the existing structure the post and beam addition seems to make sense.

Commissioner Caron asked if the project could be moved over ten foot and then a variance would not be needed. Mr. Moore stated the current zoning regulations are a hardship because the new structure needs to align with the east wall of the existing house because of the buried water pipes and electrical lines. The configuration of the existing side property line together with the location of the existing structures constitutes the hardship. Commissioner Millette stated bringing the garage to the East would restrict access to the rear yard. The Commission and Mr. Moore further discussed the feasibility of moving the garage.

**Commissioner Isaacson Closed the Public Hearing**

*Commissioner Wactowski made a motion to approve application of Donald Moore for a 10 foot side and rear yard variance for a proposed addition at 150 Mountain Avenue, R-30 zone because of hardship of the shape, structure and age of building. The motion was seconded by Commissioner Millette and passed unanimously*

**3. Approval of December 7, 2015 Minutes**

Commissioner Wactowski made a motion to approve minutes of December 7, 2015. The motion was seconded by Commissioner Pittman and passed.

**4. Adjournment**

*A motion was made by Commissioner Millette to adjourn the meeting at 8:37 p.m.*

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Fannie Pittman, Secretary

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Laura James, Recording Secretary