

**ZONING BOARD OF APPEALS
TOWN OF BLOOMFIELD
REGULAR MEETING
July 1, 2013**

I. CALL TO ORDER

Acting Chairman Suzanne Caron called the regular meeting of the Zoning Board of Appeals to order at 7:34 P. M. in the Main Meeting Room at Bloomfield Town Hall. The following members were also present: Queen Allen, Tara Baldwin, Tobey Neuwirth, Bill Starkie, and Lucille Wactowski. Jacqueline Isaacson and Fannie Pittman were absent. Also present were Michael Kosilla, Zoning Enforcement Officer; Lisa Gray, Commission Clerk; and other interested parties.

II. NOTICE OF MEETING

Acting Chairman Suzanne Caron read the Meeting Notice.

III. PUBLIC HEARINGS

- A. Request by David Brewer for a side yard variance to allow for a detached garage at **32 Duncaster Road**, and for a lot frontage variance at **34 Duncaster Road. R-40 Zone.**

David Brewer, 32 LeMay Street, West Hartford, explained that he has recently purchased these properties and is making improvements to change their past use as a meeting hall and empty lot into a private residence. He further explained that he is seeking a side yard variance to construct a detached garage at 32 Duncaster Road two feet from the property line, and a lot frontage variance to decrease the required frontage at 34 Duncaster Road.

Mr. Starkie asked how old the existing building on the lot is and Mr. Brewer replied that he believes that it was built in 1927. Mr. Starkie then stated that he had visited the property and was very impressed with what Mr. Brewer is proposing to do there. He noted that anything Mr. Brewer does will be an improvement and raise the value of the property.

Acting Chairman Caron opened the hearing to public comment.

Jennifer Honin, 36 Duncaster Rd., asked if the septic system for #32 extends onto #34. Mr. Brewer replied that that is not the case. The septic will remain within the boundaries of #32.

Mr. Kosilla clarified that the frontage variance being sought for 34 Duncaster Rd. would reduce the frontage from 150 feet to 132.62 feet. The proposal would increase the lot width of the much narrower lot at 32 Duncaster Rd. Mr. Kosilla stated that the variance to allow a garage to be 2 feet from the property line would not allow for the garage to be constructed or maintained without going onto the abutting neighbor's property. He stated that the abutter has stated in a letter to the town that he didn't have an issue with the variance allowing five feet from the property line.

Acting Chairman Caron asked Mr. Brewer if he can move the garage any further out of the side yard setback to allow for at least five feet between the garage and the neighbor's property line. He replied that he doesn't know because he is not yet sure of the exact location of the septic system.

Acting Chairman Caron read into the record a letter from Mark Sperandeo, 30 Duncaster Road, in favor of a 5-foot variance at 32 Duncaster Road.

A motion was made by Ms. Wactowski to grant a 5-foot side yard variance to allow for a detached garage at 32 Duncaster Road, and to approve the lot frontage variance, as requested, at 34 Duncaster Road. Ms. Baldwin seconded the motion, and it unanimously carried.

- B. Request by Carole Matteo for a Variance for a building line to allow an accessory building in the front yard at **200 Hoskins Road. R-40 Zone.**

Carole Matteo explained that she appeared before the Board and received a variance for a barn in 2006. She is now requesting a variance to place a 12' x 20' shed in her front yard. She further stated that the

placement of the shed anywhere else on the property would be in or near existing wetlands, thereby causing a disturbance.

Ms. Matteo then stated that she wanted Mr. Kosilla removed from this hearing because of comments that he made when questioned during her previous application by the Chairperson about the number of driveways that the abutting property to hers had on Hoskins Road. Mr. Kosilla categorically denied making any such comments.

Ms. Caron stated that Mr. Kosilla was not going to be excused because he is there as staff to answer any questions that the Board may have.

After some discussion between the Board and Ms. Matteo about what exactly she was requesting, Mr. Kosilla clarified that a variance is necessary because Ms. Matteo is proposing to place the shed closer to the street line than the principle building on the lot.

Acting Chairman Caron opened the hearing to public comment.

Frank Hood, 7 Adams Road, stated that he has lived in the neighborhood for many years and he has no objection to the variance.

Acting Chairman Caron read an e-mail from David Mann who is indifferent to the shed, but who noted that there appears to be feasible alternate locations to place a shed on this 19-acre property and questioned the hardship.

A motion was made by Ms. Wactowski to approve a variance for a building line to allow an accessory building in the front yard at 200 Hoskins Rd, based on the existence of wetlands on the property. Mr. Starkie seconded the motion, and it unanimously carried.

IV. CANCELLATION OF REGULAR MEETING/SCHEDULING OF SPECIAL MEETING

At Jacqueline Isaacson's request, a motion was made by Mr. Starkie to cancel the regularly scheduled August 5, 2013 meeting and schedule a special meeting to be held on August 12, 2013. Ms. Wactowski seconded the motion, and it carried unanimously.

V. MINUTES OF MAY 6, 2013

A motion was made by Ms. Wactowski to approve the minutes of the May 6, 2013 meeting, as amended. Mr. Starkie seconded the motion, and it unanimously carried.

VI. ADJOURNMENT

A motion was made by Ms. Caron to adjourn the meeting at 8:20 P. M.

Fannie Pittman, Secretary

Lisa Gray, Recording Secretary