

**APPROVED MINUTES  
REGULAR MEETING  
BROOKFIELD ZONING BOARD OF APPEALS  
Monday, March 5, 2012- 7:00 p.m.  
MEETING ROOM 133 – TOWN HALL 100 POCONO RD**

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**1. CONVENE MEETING**

Chairman Flynn convened the meeting at 7:02 p.m. and established a quorum of members. He then reviewed the policies and procedures that govern public hearings.

**Present:** Chairman M. Flynn, Vice Chairman C. Timmerman, Secretary S. Wallman, Alternate and Voting Members J. Brown and N. Coppola

**Absent:** P. Donohue, G. Meyerle

**Also Present:** D. Cioffi, Recording Secretary

**2. REVIEW MINUTES - 2/6/12**

**Vice Chairman Timmerman moved to approve the Minutes of the February 6, 2012 Meeting. N. Coppola seconded the motion, and it carried unanimously.**

**4. PUBLIC HEARINGS – 7:00 p.m.**

- a. 10 Whisconier Road #201200102:** Variance requested: §242-402A – 11.2’ structure to rear lot line, §242-402A – 22.6’ structure to left side line, §242-402A – 2% of lot coverage for a shed
1. “Property Survey” prepared by Paul A. Hiro dated 3/11/11

*N. Lavoie, 10 Whisconier Rd., was present.* She indicated that the only level spot at this site, for a shed, is where the shed is now sitting. She advised that she purchased the shed at the Home Depot, and was told she did not need a permit because the shed is on blocks. Ms. Lavoie stated that she was attempting to correct the situation with the appropriate paperwork, when she received a Cease and Desist Order from the Zoning Enforcement Officer for the unpermitted shed.

Ms. Lavoie referenced the above survey by P. Hiro. There was discussion regarding an apartment being built at the site, and restrictions from building away from the septic tank, not the fields.

*No one was present to speak in favor of this application, nor was anyone present to speak in opposition.*

Upon inquiry from Secretary Wallman, Ms. Lavoie clarified that she came in to get the permit in response to a letter from the Zoning Enforcement Officer. She had not completed the paperwork yet, and received the Cease and Desist for the shed being too close to the property line. Chairman Flynn advised that the shed would have required a variance for lot coverage regardless of where it was put on the property. The location of a driveway on the abutting site was noted. A neighbor across the street was present. It is unknown if the enforcement action was the result of a complaint from a neighbor, or an inspection associated with the work on the apartment.

Chairman Flynn and Vice Chairman Timmerman have visited the site.

Secretary Wallman inquired if there was a buffer, and Ms. Lavoie indicated that there is wood and a stone wall.

Chairman Flynn indicated that the Public Hearing would be kept open. He requested that the other Board members inspect the site to determine what the impact of the shed is to abutting properties. He reiterated that a lot coverage variance would still be necessary regardless of the shed's location on the property.

The timing of enforcement and fines was discussed. No fines are currently being assessed.

N. Coppola noted that the reason listed on the application for the shed related to the property owner's need for storage and an "unusable basement". The Board reviewed the application to determine if it was an appeal of the enforcement action or a variance request. This information will be requested from the Zoning Enforcement Officer.

**3. REVIEW CORRESPONDENCE:**

- a. **Minutes of other Boards and Commissions: Zoning Commission 1/26/12, 2/9/12; Inland Wetlands Commission 1/23/12, 2/6/12; Planning Commission 1/27/12, 2/2/12, 2/16/12; Zoning Sub-Committee**
- b. **Connecticut Federation of Planning & Zoning Agencies received 2/1/12 – Re: CFPZA Annual Conference – March 15, 2012**

The Connecticut Federation of Planning and Zoning Agencies training listed above was noted.

**Vice Chairman Timmerman moved to continue the Public Hearing for 10 Whisconier Road, #201200102: Variance requested: §242-402A – 11.2' structure to rear lot line, §242-402A – 22.6' structure to left side line, §242-402A – 2% of lot coverage for a shed, at 7:20 p.m. Secretary Wallman seconded the motion, and it carried unanimously.**

- 5. **TABLED ITEMS:                   None.**
- 6. **NEW BUSINESS:               None.**
- 7. **INFORMAL DISCUSSION:                   None.**
- 8. **ADJOURN**

**Vice Chairman Timmerman moved to adjourn the meeting at 7:21 p.m. Secretary Wallman seconded the motion, and it carried unanimously.**

*\*\*\*Next meeting Scheduled for April 2, 2012\*\*\**