

Zoning Board of Appeals
A P P R O V E D M I N U T E S
7:00 PM Monday, June 06, 2016
Brookfield Town Hall - Room 135

1) Convene Meeting

Chairman C. Timmerman 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 C. Timmerman, Secretary R. Marconi, G. Meyerle, S. Villodas, Alternate and Voting Member L. Ruschmeyer

Absent: Vice Chairman N. Coppola

2) Review Minutes:

7:02 p.m.

[5/2/16](#)

Secretary Marconi moved to accept the Minutes of the May 2, 2016 meeting. S. Villodas seconded the motion, and it carried unanimously.

3) Review Correspondence:

- a) Minutes of other Boards and Commissions:
No discussion/no motions.
- b) Connecticut Federation of Planning & Zoning Agencies:
No discussion/no motions.
- c) Legal Briefings for Building Inspectors:
No discussion/no motions.

4) PUBLIC HEARINGS - 7:00 p.m.

- a) 112 Obtuse Rd. So. #201600221:

7:03 p.m.

Michael Aiello, Aiello Enterprises, was present. He indicated that he is seeking a variance to install a shed on the right side of the property. Four sheds currently on the property will be removed.

L. Ruschmeyer advised that he walked the property. Chairman Timmerman stated that all of the existing sheds were pre-existing and non-conforming. One of the four sheds has already been torn down. The new shed will be 12' X 15', so it does not require a building permit. Chairman Timmerman noted that a previous house on the site was demolished, and is in the process of being rebuilt. The foundation has a front porch and back-drop calculated on the plans.

Mr. Aiello advised that the application is also seeing a 2% lot coverage variance for a future pool.

There was discussion regarding reducing the variance away from the right side line.

Mr. Ruschmeyer inquired if a neighbor to the north has a shed in the same corner. Mr. Aiello advised that the neighbor does.

G. Meyerle agreed that the variance should be reduced, and Mr. Aiello stated he would explore that option.

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

Secretary Marconi moved to close the Public Hearing for 112 Obtuse Rd. So., #201600221, at 7:11 p.m. G. Meyerle seconded the motion, and it carried unanimously.

7:18 p.m. - DELIBERATIONS

Secretary Marconi moved to accept the application for 112 Obtuse Rd. So., #201600221, as advertised. G. Meyerle seconded the motion. Chairman Timmerman noted the reduction in the non-conformity. G. Meyerle stated that he felt it would be satisfactory if the shed was ten feet away from the property line. Chairman Timmerman indicated he felt an appropriate distance would be similar to the closest prior shed, or 8.5 feet, noting that the proposed shed is in the same area as the neighboring shed. Secretary Marconi moved to amend the motion to approve a 41.5' variance, to bring the distance from the property line to 8.5 feet. L. Ruschmeyer seconded the amended motion. The lot coverage portion of the variance will remain as is in the approval. Motion carried unanimously. *Variance approved. Reason: It reduces the non-conformity by removing four sheds and replacing with one, and the lot was upzoned from R40 to R80.*

b) 20 Federal Rd (Indian Motorcycles) #201600318:

7:11 p.m.

C. Nehring, Architect, was present on behalf of Brookfield Indian Motorcycles. Mr. Nehring advised that his clients are seeking additional variances for larger signs. The first is for building signage, which will be slightly less than 20' wide and 6' 10", for a total of 135 square feet. Mr. Nehring indicated it is the medium-size of the brand signs. The distance from the road was noted.

L. Ruschmeyer inquired regarding the lighting on the sign, and Mr. Nehring stated it would be interior lighting.

Mr. Nehring indicated that the other variance is for roadside signage, noting that the previously approved sign was 64 square feet, and the proposed is 110 square feet. He advised that the hardships are: site shape, location, the fifty feet of frontage and the building's location above Federal Road.

Upon inquiry from Chairman Timmerman, Mr. Nehring advised that the signs will have the same layout as those previously approved.

Chairman Timmerman noted the difficulty with the site.

R. Gaulin, 6 Guinea Rd., Greenwich, and E. Gaulin, 12 Town Brooke Commons, Brookfield, were present, and spoke in favor of the application. No one was present to speak in opposition.

Secretary Marconi moved to close the Public Hearing re: 20 Federal Rd., #201600318, at 7:17 p.m. S. Villodas seconded the motion, and it carried unanimously.

7:20 p.m. - DELIBERATIONS

Secretary Marconi moved adoption of the application as advertised for 20 Federal Rd., Indian Motorcycles, #201600318. G. Meyerle seconded the motion. Chairman Timmerman noted that the desire for larger signs was expressed at the last meeting. He further pointed out the difficulty of the lot. Motion carried unanimously. *Variance approved.* Reason: Topography, narrow access.

5) Tabled Items:

None.

6) New Business:

None.

7) Informal Discussion:

None.

8) Adjourn