

**Zoning Board of Appeals
DRAFT MINUTES
7:00 PM Monday, December 05, 2016
Brookfield Town Hall - Room 135**

1) Convene Meeting

Chairman Timmerman convened the meeting at 7:04 p.m. and established a quorum of members. He then reviewed the policies and procedures that govern public hearings.

Present: Chairman C. Timmerman, Vice Chairman N. Coppola, Secretary R. Marconi, G. Meyerle

Absent: S. Villodas, L. Ruschmeyer

Also Present: A. Kennedy, Recording Secretary

2) Review Minutes:

Secretary Marconi moved to adopt the Minutes of the November 7, 2016 meeting. G. Meyerle seconded the motion. Motion carried unanimously

3) Review Correspondence:

No discussion / no motions

a) Minutes of other Boards and Commissions:

Zoning Commission: **10/27/16, 11/10/16, 11/17/16**

Inland Wetlands Commission: **10/17/16, 10/31/16**

Planning Commission: **11/3/16**

No discussion/no motions.

b) Legal Briefings for Building Inspectors:

October 2016, November 2016

No discussion/no motions

c) CT Federation of Planning & Zoning Agencies:

Fall 2016

No discussion/no motions

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

[no item]

a) 813 Federal Rd #Z-16-42

Joseph Lanzilli, 813 Federal Road, was present.

Mr. Lanzilli signed the Consent Form to have his application heard before a four-person Board. Mr. Lanzilli explained the BP Station on the four corners has been closed for approximately two years. He is preparing to move his repair shop from 83 Federal Road to 813 Federal Road. He stated that he has been operating in this town for 26 years and has a good reputation. Chairman Timmerman explained they will review the application to see if this is an appropriate use of the property. G. Meyerle inquired if Mr. Lanzilli was going to modify the location in any way. Mr. Lanzilli informed that he was not going to make any modifications. He stated there will be a three-bay repair facility, a snack shop, and four gas pumps, noting the gas pumps were brand new. G. Meyerle inquired if he will be selling gas and re-opening the repair side, and Mr. Lanzilli confirmed.

Jeremy Elsenboss, 27 Elbow Hill Road, was present, and spoke in favor of the application. No one was present to speak in opposition to the application.

Secretary Marconi moved to close the public hearing re: 813 Federal Road, #Z-16-42, at 7:10 p.m. Vice Chairman Coppola seconded the motion, and it carried unanimously.

DELIBERATIONS

Secretary Marconi moved to approve, as submitted, application for 813 Federal Road, #Z-16-42, at 7:24 p.m. Vice Chairman Coppola seconded the motion. Chairman Timmerman noted the property will be used for the same purpose it has been previously. Motion carried unanimously.

b) 465 Federal Rd (Max's BMW) #Z-16-43:

Max Stratton, 465 Federal Road, was present.

Mr. Stratton signed the Consent Form to have his application heard before a four-person Board. He indicated he is applying to add automotive sales to issue automotive plates out of his motorcycle dealership. Chairman Timmerman inquired regarding cars being out front for display. Mr. Stratton stated they currently do not have motorcycles out front on display, nor will they have cars on display. Vice Chairman Coppola inquired if the property used to be a dealership. Mr. Stratton stated the property has always been used for vehicle retail sales. Secretary Marconi inquired if there will be any change in the use of the property, and Mr. Stratton stated there will be no changes. Vice Chairman Coppola noted application is for automobile repair license in addition to motorcycle repair license, and Mr. Stratton confirmed.

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 re: 465 Federal Road, #Z-16-43, at 7:13 p.m. Vice Chairman Coppola seconded the motion and it carried unanimously.

DELIBERATIONS

Secretary Marconi moved to approve, as submitted, application for 465 Federal Road, #Z-16-43, at 7:26 p.m. G. Meyerle seconded the motion. Chairman Timmerman noted the property will be used for the same purpose it has been previously. Secretary Marconi stated he sees nothing controversial. Motion carried unanimously.

c) 23 Lakeview Rd #Z-16-49:

Michael Lillis, CCA, LLC, and Erich Diller, Evolve Design Group, were present.

Mr. Diller signed the Consent Form to have his application heard before a four-person Board.

Mr. Lillis displayed a drawing of the existing dwelling. He noted it presently exceeds the coverage for an R7 Zone of 25%, presently at 28.7%. Mr. Diller noted it has already been partially gutted by the previous owner and showed pictures of the existing house on his cell phone. Mr. Diller noted the inside of the house is gutted. He stated it is a shell of house, with all open studs, no plumbing, and no facilities. He also stated the house has a big footprint. Mr. Lillis explained the plan is to remove the house down to the foundation and replace it with a house with a smaller footprint, reducing the coverage to 26.8%. Mr. Diller noted the existing garage corner is over the setback line. He explained there is an 8.2-foot rather than a 10-yard set back, so there is a pre-existing condition there. They plan to take the garage down and build a new garage that is attached to the house to eliminate the violation. Mr. Diller pointed out areas on the drawing where they will be making changes

that will alter the footprint of the house. He noted the footprint of the house under roof is being reduced, and they will be adding deck space. He also noted the overall height will be approximately 28 feet.

Mr. and Mrs. Canale were present.

G. Meyerle stated he lives nearby, it's a great lot, and a good thing to see it rejuvenated. Chairman Timmerman stated it is good to see non-conformities being reduced. A. Dew inquired regarding the height of the roof. Mr. Diller confirmed the height will not exceed thirty feet.

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 re: 23 Lakeview Road, #Z-16-49, at 7:24 p.m. G. Meyerle seconded the motion, and it carried unanimously.

DELIBERATIONS

Secretary Marconi moved to approve, as submitted, application for 23 Lakeview Road, #Z-16-49, at 7: 27 p.m. Vice Chairman Coppola seconded the motion. Chairman Timmerman noted that they will be reducing the non-conformities, elevation looks nice, and it will be an improvement to the neighborhood. Motion carried unanimously. Reason: reducing non-conformities, pulling back sideline variance that was non-conforming into a conforming one.

5) Tabled Items:

Nona

6) New Business:

[no item]

a) Draft Meeting Schedule for ZBA 2017:

Chairman Timmerman proposed having meetings as outlined, February to December with no meeting in January.

Secretary Marconi moved to accept the Meeting Schedule for ZBA 2017 at 7:30 p.m. Vice Chairman Coppola seconded the motion and it carried unanimously.

7) Informal Discussion:

No discussion / no motions.

8) Adjourn

Secretary Marconi moved to adjourn the meeting at 7:31 p.m. G. Meyerle seconded the motion, and it carried unanimously.