

MEMBERS PRESENT: Chairman Laurie Robinson; Patrick Reading, Bob Setschinsky, Michael Solis and Jason Radachy;
Staff: Adam Turner, Town Planner, Randy Benson, Assistant Town Planner/Zoning Enforcement Officer; Gail Therian, Clerk

MEMBERS ABSENT: No one

1. CALL MEETING TO ORDER.

Chairman Robinson called this meeting to order at 7:15 p.m. A. Turner introduced R. Benson as the new Assistant Town Planner/Zoning Enforcement Officer to the Board members.

2. ADDITIONS TO AGENDA None

3. PUBLIC HEARINGS -

- A. ZBA#14-001, Steve Fedus, Applicant/Owner, for property located at upper part of 467 So. Main Street, access on Prospect Street, Tax Map # 18, Lot #064, R-30 Zone. Applicant is requesting a variance to §11.19.7 requirement for private roadways serving a Planned Residential Development have the main access roadway connecting directly to a collector or arterial street.

R. Benson read the Public Hearing legal notice published in the Rivereast on October 10 and October 17, 2014. He read the Exhibit List with Items A - K.

Chairman Robinson asked the members of the audience if anyone had any concerns or comments about the members of the Commission that were seated for the Public Hearing. No comments were made. She went on to explain the Public Hearing procedure. She stated that the voting members for this evening on this application were: L. Robinson, P. Reading, B. Setschinsky, M. Solis and J. Radachy.

R. Benson distributed a copy of his Memo dated October 15, 2014. He said that this application is a request for a variance to Section 11.19.7 that requires a private roadway serving a Planned Residential Development to have the main access roadway connecting to a collector or arterial street which shall be capable of accommodating the added traffic flow generated by the development. The variance would be for the access to the site from Prospect Street which is a local road, designed for less traffic flow than a collector or arterial street. He said that the applicant is proposing constructing three (3) single floor duplexes with one car garages. He said that the parcel consists of 4.0 acres and is split zoned with approximately 2.8 acres in the R-30 Zone and 1.2 acres in the Commercial Zone and fronts on both Prospect Street and South Main Street.

Stephen Fedus, applicant and owner, said that he was seeking this variance to construct three (3) single floor duplexes for a total of six (6) units with a garage. He said that this piece of property has been in his family for many years and could have been subdivided into four lots before the Zoning regulations came into effect. The water line to the property is useable. He said that he is seeking this variance for a private drive off Prospect Street because he cannot build a road off of South Main Street because of the steep grade. He said that he feels the traffic impact to the local street would be minimal because it is only six (6) units. Discussion followed regarding the Planned Residential Development regulations and the density requirements and the traffic impact to the area. The Board requested the applicant to provide a detailed site plan showing the entire piece of property and its topography to demonstrate the hardship that exists for the construction of a driveway from South Main Street. The Board also asked the applicant to consider other reasonable alternatives for development of the land.

Speaking in Favor - No one spoke

Speaking in Opposition -

James Segar, 148 Prospect Street, expressed concerns about the effect of the increased traffic on Prospect Street.

Noah Patrick Herbin, 31 Westerly Terrace, expressed concerns about the increase in traffic on Westerly Terrace.

Scott McGowan, 135 Prospect Street, asked questions regarding the ownership of the six duplexes in the future. The Board members explained that the variance stays with the land for perpetuity.

A. Turner, Town Planner, said that Board could ask Staff to review the impact on the traffic and the safety issue regarding this application.

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Speaking in Favor to those who spoke in Opposition:

Stephen Fedus, owner/applicant, said that his intention is to rent the six (6) units and he may decide in the future to sell them as condo units. Regarding the increase in traffic, he said that he believes the development will not have a significant impact.

Speaking in Opposition to those who spoke in Favor:

Noah Patrick Herbin, 31 Westerly Terrace, said he feels it highly improbable to acquire access from South Main Street and again expressed concerns about the increase in traffic on Westerly Terrace.

James Segar, 148 Prospect Street, asked if the property could be subdivided in the future. P. Reading told Mr. Segar that this would not be possible if a variance was granted.

Motion by: P. Reading
to continue the Public Hearing on ZBA#14-001 to the next regularly scheduled meeting on November 18, 2014.
Second by: J. Radachy
Vote: **Motion carried unanimously**

4. Pending Applications -

- A. ZBA#14-001, Steve Fedus, Applicant/Owner,** for property located at upper part of 467 So. Main Street, access on Prospect Street, Tax Map # 18, Lot #064, R-30 Zone. Applicant is requesting a variance to §11.19.7 requirement for private roadways serving a Planned Residential Developments have the main access roadway connecting directly to a collector or arterial street.

Chairman Robinson said that the Public Hearing on this application was continued to the next regularly scheduled meeting on November 18, 2014.

Motion by: P. Reading
to postpone action on ZBA#14-001 due to the fact that the Public Hearing is still open.
Second by: M. Solis
Vote: **Motion carried unanimously**

5. Minutes of Previous Meeting – Minutes Regular Meeting November 19, 2013

Motion by: M. Solis
to approve the minutes of the Regular Meeting of November 19, 2013 as written.
Second by: B. Setschinsky
Vote: **Motion carried unanimously.**

6. Applications Received: - None

7. Old Business – None

8. New Business/Applications Received

A. Review of the Schedule of meetings for 2015.

Board members reviewed the draft schedule of meeting for 2015.

Motion by: J. Radachy
to approve the schedule of meetings for 2015
Second by: P. Reading
Vote: **Motion carried unanimously.**

B. Election of officers for 2015

Motion by: P. Reading
to table Item 8 B – Election of Officers for 2015 to the November 18, 2014 meeting.
Second by: M. Solis
Vote: **Motion carried unanimously.**

9. **Zoning Enforcement Officer's Report** - ZEO Report for September 2014

R. Benson distributed copies of his September 2014. Discussion followed on several of the outstanding enforcement actions.

10. **Correspondence** None

11. **Adjournment**

Motion by: M. Solis
to adjourn the meeting at 9:20 p.m.

Second by: J. Radachy

Vote: Motion carried unanimously

Gail N. Therian, Clerk