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**COLCHESTER
ZONING BOARD OF APPEALS
SPECIAL MEETING MINUTES (AMENDED)
WEDNESDAY, OCTOBER 16, 2018
Town Hall, 127 Norwich Avenue, Colchester, Connecticut
MEETING 7:00 P.M.**

Angie Furman
ANGIE FURMAN
TOWN CLERK

MEMBERS PRESENT: Chairman Laurie Robinson; Patrick Reading; Bob Setschinsky, Michael Solis, and Jason Radachy; Stan Soby, Board of Selectman Liaison; Staff: Daphne Schaub, Assistant Planner/Zoning Enforcement Officer, and Kamey Cavanaugh, Clerk. Members of the Public.

MEMBERS ABSENT:

1. CALL MEETING TO ORDER

Chair Robinson called this meeting to order at 7:01PM

D. Schaub read the legal for the record.

2. LEGAL NOTICE

3. APPLICATIONS / PUBLIC HEARINGS

A. Application of Kathleen Standish (Applicant/Owner), 000 West Road, for a variance of Section Nos. 3.4.1.C and 8.11.7.D of the Colchester Land Development Regulations, to reduce the minimum frontage requirement from 300' to 225'(+/-) and reduce the separation distance between the frontages of flag lots on the same side of the street from 300' to 225'(+/-) (Tax Map 01-10/Lot 012-000 in the RU Zone)
CONTINUED from September 19, 2018 Special Meeting.

Review of this application took place.

Daphne reviewed for the board what regulations were in place at the time of the split / lot line adjustment.

Kathleen Standish was before the board stated some history of the property. Ms. Standish stated it was a 50 acre parcel that her grandparents purchased in 1938. The current properties in place were discussed. Ms. Standish stated she feels the hardship for this application is the location of the current home that has already been constructed.

Patrick Reading made a motion to take a 5 minute recess. Motion was seconded by Jason Radachy.

The motion carried unanimously.

Anthony Skut, asked why the lot was allowed to be made smaller to be less conforming. The question could not be answered as current ZBA did not have enough information and the ZEO that granted that application is no longer employed with the town.

Chair Robinson asked if there was anyone present that would like to speak in favor or against the application. Hearing none

Michael Solis made a motion to close the public hearing. Motion was seconded by Jason Radachy.

The motion carried unanimously.

The board deliberated what the use of this property without a variance could be and if they could find a hardship for the land. A hardship could not be found.

Patrick Reading made a motion to deny Application of Kathleen Standish (Applicant/Owner), 000 West Road, for a variance of Section Nos. 3.4.1.C and 8.11.7.D of the Colchester Land Development Regulations, to reduce the minimum frontage requirement from 300' to 225'(+/-) and reduce the separation distance between the frontages of flag lots on the same side of the street from 300' to 225'(+/-) (Tax Map 01-10/Lot 012-000 in the RU Zone) on the grounds of there not being a hardship. Motion was seconded by Bob Setschinsky.

The motion carried unanimously.

4. MINUTES OF PREVIOUS MEETING - Minutes of Regular Meeting, September 19, 2017

Patrick Reading moved, and Jason Radachy second, to table the minutes of September 19, 2017.

5. OLD BUSINESS – None
6. NEW BUSINESS - None
7. CORRESPONDENCE – None
8. ADJOURNMENT

Patrick Reading made a motion and Jason Radachy seconded to adjourn the October 16, 2018 Zoning Board of Appeals meeting at 8:32 p.m.

The motion carried unanimously.

Respectfully Submitted,

Kamey Cavanaugh
Recording Clerk