

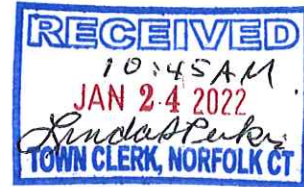
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Zoning Board of Appeals

Town Hall, 19 Maple Avenue

Thursday, January 20, 2022

Special Meeting Minutes



1. Call to Order – 6:00 p.m.
2. Roll Call – Reeve (Co-Chair), Green (Co-Chair), Colwell, Peterson, Godlewski (Alternate seated for Robinson and serving as Acting Secretary), Boucher (Alternate) and Halloran (ZEO).

Public Hearing Minutes

6:01 p.m.

3. #001-22 George Auclair, vacant land on Greenwoods Road East. Legal notice read into record. Co-Chair Reeve asked if anyone needed to recuse themselves from the meeting. No response. Ronald P. Wolff from Wolff Engineering appeared for George Auclair. Wolff provided Certificates of Mailing of legal notice for the hearing to abutting property owners (Exhibit A) and described proposed plan to construct a truck garage. Wolff explained the property is subject to a 60 foot CT State Department of Transportation (DOT) right of way at the front. Planning and Zoning regulations require a 75 foot front property line setback, and a 100 foot rear property line setback requirement (because it abuts a residential zone at the rear), leaving a narrow building envelope ranging from approximately 15-28 feet wide which creates a hardship. Because of the narrow building envelope, the applicants were asking for a 46.6 foot variance of the front property line setback. Wolff also explained that the steep grade at the rear of the property warrants a long, sweeping driveway and will require Auclair to purchase abutting property to the south of the existing parcel. Reeve moved to close the public hearing at 6:12 p.m.

Special Meeting Minutes

4. Discussion, deliberation and vote. The property in question is subject to setback requirements that leave a long, narrow strip of land available for development which has few if any uses and creates an unusual hardship for the owner. Granting a variance from Norfolk Zoning Regulation Section 4.05 would ameliorate this hardship and be consistent with the general purpose and intent of the Zoning Regulations and the Town Plan of Conservation and Development. Reeve moved to grant a variance from Regulation Section 4.05, subject to the conditions that (1) Auclair acquire the abutting property in order to build the proposed driveway, and (2) Auclair obtain all necessary approvals and authorizations from the State of

Connecticut, including but not limited to any necessary right of way variances from the DOT. Colwell seconded the motion and the board voted unanimously to approve the motion. Godlewski moved that the approval of the variance be further conditioned on the requirement that the project be built pursuant to the Z.B.A. Site Plan (Variance Required) dated 9/24/2021 which was presented to the board, without alteration. Reeve seconded the motion and the board voted unanimously to approve the motion.

5. Adjournment – Reeve moved for adjournment at 6:18 p.m.

Respectfully submitted,

Walter Godlewski
Acting Secretary