



TOWN OF KILLINGLY, CT ZONING BOARD OF APPEALS

Thursday – April 8, 2021

Regular Meeting

7:00 PM

MINUTES

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RECEIVED
TOWN OF KILLINGLY, CT
2021 APR 14 AM 11:54
Clerk of the Zoning Board

- I. **CALL TO ORDER** – Chair, Andrew Farner called the meeting to order at 6:59 p.m.
- II. **ROLL CALL** - William Menghi; David Izzo, Sr.; Lynn LaBerge (Vice-Chair); Andrew Farner (Chair).

Staff Present – Jonathan Blake, Planner I and Zoning Enforcement Officer.

Others Present – Bruno Gilbert

- III. **CITIZEN PARTICIPATION** -- Pursuant to Governor’s Executive Order 7B, all public comment can be emailed to publiccomment@killinglyct.gov or mailed to Town of Killingly, 172 Main Street, Killingly, CT 06239 on or before the meeting. All public comment received prior to the meeting will be posted on the Town’s website www.killinglyct.gov.

Mr. Farner read the above information aloud.

Mr. Blake stated that no public comment had been received for any items outside this meeting.

IV. **PUBLIC HEARINGS – (Review/Discussion/Action)**

If a member of the public would like to comment on the following public hearing during the meeting, please call 1-415-655-0001; Meeting Number (access code): 132 968 8733.

All calls will be answered as received.

Mr. Blake read the above information aloud and the Board waited for a moment. There were no callers.

- a. **Application #21-827 of Bruno Gilbert** to vary the Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from the sideline from 20’ to 14’ to allow for 15’ x 25’ addition to be used for secondary living unit (in-law suite). Property located at 16 Amanda Lane; Map ID# 009709 GIS Map 135 Lot 7; Low Density Zone.

Mr. Blake stated that he had visited the property earlier in the day and he confirmed that the public hearing signs were up at the correct time and they have been up. He also took photographs which he included in packets to Board Members as well as maps (some from GIS and some from the original subdivision of Amanda Lane). Mr. Blake made the following comments:

- The house was pretty much placed on the setback line according to the original subdivision. There is a more up-to-date map from J&D Engineering (which Mr. Gilbert referred to during his presentation).
- Well is in the back of the house.

Bruno Gilbert, Building Contractor, represented the Owner (Beauregard) who would like to have the addition for their mother with the anticipation that she may eventually need wheelchair

access and to keep her from needing to go into assisted living/nursing home. Mr. Gilbert gave an overview and referred to the plan as he explained:

- Addition to include a bedroom, a bathroom and a living space/den.
- All 36-inch doors.
- Property is on a cul de sac.
- The Beauregards canvassed the neighborhood and found no opposition.
- They need a variance for six more feet.
- All on one floor.
- Garage on other side of the house.
- At the same height as the main level.
- On grade with a crawl space to put utilities underneath.
- He indicated where the heating system and well tank are located and stated that their location make the best situation to add on in that location.
- The chimney will remain as it is. They will box around it. It will be exposed above the roof line.
- He and Mr. Blake explained how they will match the roof on the other side.

Mr. Blake explained the reason for requesting the variance vs. reasonable accommodation. This is a permanent improvement to the property. Mr. Blake explained the site characteristics:

- Wetlands and Conservation in the back are one of the larger factors.
- It is a pull-under garage. Without limiting access. Parking is at a premium for the property.
- With the swimming pool, it seems to fit on the side.

Mr. Gilbert explained that they are not doing anything in the conservation area. He said they will either do a slab on grade or a crawl space for utilities. There is hot air/forced air/air conditioning system in the existing home and they want to transmit that into the new addition. There was discussion regarding where to put the A/C unit. Mr. Blake explained that, in Killingly, they consider A/C units to be a utility (not permanent). Mr. Gilbert feels that it makes sense to leave it where it is and run the ductwork to it. However, he would be willing to move it in the back.

Mr. Blake stated that there were no callers for public comment.

There was discussion regarding the shower which will be low entry. There was discussion regarding distance between the toilet and shower. Mr. Gilbert stated that it is a little tight and he may re-design it, if needed. Mr. Blake stated that the overall size is the main thing (the same or smaller). Mr. Gilbert stated that it was rounded off, so they would be safe if they go to 14 feet (they won't have to worry about going over an inch or two).

Mr. Blake requested that, before construction, the surveyor, at a minimum, have the pins present so it could be located correctly. Mr. Gilbert offered to provide an as-built, if needed.

There were no further questions from Board Members.

Motion was made by Lynn LaBerge to close the public hearing for **Application #21-827 of Bruno Gilbert** to vary the Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from the sideline from 20' to 14' to allow for 15' x 25' addition to be used for secondary living unit (in-law suite). Property located at 16 Amanda Lane; Map ID# 009709 GIS Map 135 Lot 7; Low Density Zone.

Second by David Izzo. No discussion.

Roll Call Vote: David Izzo – yes; Lynn LaBerge – yes; William Menghi – yes; Andrew Farner – yes.

Motion carried unanimously (4-0-0).

V. UNFINISHED BUSINESS – (Review/Discussion/Action)

- a. **Application #21-827 of Bruno Gilbert** to vary the Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from the sideline from 20' to 14' to allow for 15' x 25' addition to be used for secondary living unit (in-law suite). Property located at 16 Amanda Lane; Map ID# 009709 GIS Map 135 Lot 7; Low Density Zone.

Motion was made by David Izzo to approve **Application #21-827 of Bruno Gilbert** to vary the Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from the sideline from 20' to 14' to allow for 15' x 25' addition to be used for secondary living unit (in-law suite). Property located at 16 Amanda Lane; Map ID# 009709 GIS Map 135 Lot 7; Low Density Zone.

Second by W. Menghi. No discussion.

Roll Call Vote: Lynn LaBerge – yes; William Menghi – yes; David Izzo – yes; Andrew Farner – yes.

Motion carried unanimously (4-0-0).

Mr. Gilbert complimented the Town of Killingly for its expertise and professionalism.

VI. NEW BUSINESS – None.

At this time Mr. Blake stated:

- He will check with legal counsel regarding training (procedure/proper motions, etc.).
- He will provide copies of the revised by-laws to Board Members.
- He explained that Town Staff is working on going more digital for permit applications, payments, etc.

VII. ADOPTION OF MINUTES

- a. December 10, 2020 Regular Meeting Minutes

Motion was made by Lynn LaBerge to accept the Minutes of the Regular Meeting of December 20, 2020.

Second by David Izzo.

Discussion:

Ms. LaBerge amended her Motion to include the following correction:

- Page 2, Item #2, Third Paragraph, First Sentence - To read as follows: "Jonathan Blake stated that the Applicant's Contractor had contacted him earlier today to inform him that they would like to modify the original Application to change the setback from 70' to 60' rather than 68' (a sketch and photos were provided to Board Members earlier in the day)."

Motion as Amended carried unanimously by voice vote (4-0-0).

VIII. CORRESPONDENCE TO THE BOARD – None.

IX. COUNCIL LIAISON – No representation due to the Special Town Council Meeting taking place simultaneously.

X. ADJOURNMENT

Motion was made by Lynn LaBerge to adjourn at 7:28 p.m. Second by William Menghi. Motion carried unanimously by voice vote (4-0-0).

Respectfully submitted,

J.S. Perreault
Recording Secretary

