

**TOWN OF KILLINGLY, CT
ZONING BOARD OF APPEALS**

**7:00 PM REGULAR MEETING
Thursday – October 11, 2018**

**KILLINGLY TOWN HALL
TOWN OF KILLINGLY
172 MAIN STREET, DANIELSON, CT**

MINUTES

RECEIVED
TOWN CLERK, KILLINGLY, CT
2018 OCT 22 AM 9:16
Eloise L. Carter, Town Clerk

- I. CALL TO ORDER – Paul Gazzola Jr, called the meeting to order at 7:00 pm
- II. ROLL CALL – Andrew Farner, William Menghi, Paul Gazzola Jr and David Izzo Sr.

Others Present – Jonathan Blake – Zoning Enforcement Officer and Lynn LaBerge – Council Liaison.
- III. CITIZEN PARTICIPATION -- Brief citizen comments regarding items not subject to public hearings may be made at this time.
None.
- IV. PUBLIC HEARINGS –
 - 1. Application #18-821 of Donald & Jean Carter to vary Town of Killingly Zoning Regulation Section 450, Table A, Min Setback from street line from 75' to 20', Setback from rear line from 30' to 12' and Max lot coverage from 15% to 18.4% for a 100' x 80' garage/barn. Property located at 509 Bailey Hill Road; GIS Map 165 Lot 1; Rural Development Zone.

Motion made by David Izzo to open up the Public Hearing of Application #18-821 of Donald & Jean Carter of 509 Bailey Hill Road. Second by Andrew Farner. Motion carries.

Jean Carter and Donald Carter, Applicants, were present to review the application with the board.

William Menghi explained that he lives at 500 Bailey Hill Road and is a neighbor of the applicant and does not feel that this will have an effect on his decision. Jean Carter and Donald Carter have no problem with Mr. Menghi hearing this application and making an informed decision.

Paul Gazzola explained that a unanimous decision from the Board is required in order for their application to be approved. Mr. and Mrs. Carter wanted to move forward with the hearing this evening.

Mrs. Carter reviewed the application with the Board. The reason they are requesting this variance is due to the odd shape of the property. They would like to build a 100' x 80' garage. Mr. Carter is retiring and selling his car repair business in Rhode Island and will need to bring his tools a few vehicles and motor home back to his house and would like to store them in this garage.

Paul Gazzola asked if this automotive business will continue at this property. Mr. Carter stated that he would not conduct business at his home.

David Izzo asked if there will be running water or septic to this garage. Mrs. Carter explained that it had been discussed but they have not made a decision whether to have this done as of this date. Jonathan Blake explained that this would be an issue for the Health Department.

Paul Gazzola asked the applicants about an exit and entrance to the building as he did not see any plans for the garage. The applicants explained that the entrance to the garage would come from the outer edge of the property. They also stated that they have discussed putting a porch on the front of the garage so that it would have a better eye appeal to the area. If they did put the porch on they would take into consideration the setback requirement.

Jonathan Blake asked the applicant if there was any room for a size change in the garage. Mrs. Carter stated that they could do smaller but it would be 80' x 60' at the minimum.

Paul Gazzola asked about working on the race cars and how they would handle the noise. Mr. Carter stated that they would be started up but not run on the property.

Jonathan Blake reviewed the documents presented to the Board. He explained that he has sat down with the applicant to put together the packet for this meeting. He reviewed various sites with similar garages. The closest he could find was a 24'x 30' garage. He explained to the applicant that besides the hardship they also look at other properties in the neighborhood that have similar structures.

Discussion was heard regarding the vacant lot behind their property and if they had considered purchasing it. The applicant stated that this parcel of land was not an option for them.

Public Comments: Jonathan Blake read a note from Donna Bronwell of 699 Bailey Hill Road dated 10/9/2018. She feels that the garage is a "rather huge structure for the size of lot. 20' setback is too small." (see attached).

Mrs. Carter stated that there is a property down the street that has a barn on it with about a 20' setback. She also stated that none of her neighbors have contacted them or complained about their application.

Motion made by Andrew Farner to close the Public Hearing of Application #18-821 of Donald & Jean Carter of 509 Bailey Hill Road. Second by William Menghi.

Mrs. Carter commented that they will compromise if they need to.

Motion carries.

V. UNFINISHED BUSINESS –

1. Application #18-821 of Donald & Jean Carter to vary Town of Killingly Zoning Regulation Section 450, Table A, Min Setback from street line from 75' to 20', Setback from rear line from 30' to 12' and Max lot coverage from 15% to 18.4% for a 100' x 80' garage/barn. Property located at 509 Bailey Hill Road; GIS Map 165 Lot 1; Rural Development Zone.

Motion made by David Izzo to approve Application #18-821 of Donald & Jean Carter of 509 Bailey Hill Road. Hardship: The triangular shape of the lot only allows for the garage to be built in this area. Second by William Menghi. Discussion. Roll Call Vote: David Izzo – aye; William Menghi – aye; Andrew Farner – aye; Paul Gazzola – Nae. Motion fails. Application not approved. (Without prejudice)

Discussion between the applicants and the Board was heard. Jonathan Blake will be working with the applicants on another application.

VI. NEW BUSINESS – None

VIII. ADOPTION OF MINUTES –

1. August 9, 2018 Regular Meeting Minutes - Motion by David Izzo to approve the regular meeting minutes as presented. Motion Second by William Menghi. Motion passes.

IX. CORRESPONDENCE TO THE BOARD – None.

IX. COUNCIL LIAISON – Lynn LaBerge reviewed the most recent meetings of the Town Council.

X. ADJOURNMENT - Motion to adjourn the meeting at 7:58 pm was made by David Izzo and Second by Andrew Farner. Motion carries.

Respectfully Submitted,

Karen M. Desrosier

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Clerk