

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

7:00 PM REGULAR MEETING
NOVEMBER, 10, 2016

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

MINUTES

- I. CALL TO ORDER - Patrick Garrity Called the Meeting to Order at 6:58 pm
- II. ROLL CALL- Paul Gazzola, Andrew Farner, William Menghi and Patrick Garrity.

Others present – Ann Marie Aubrey, Director of Planning & Development; Jonathan Blake, Zoning Enforcement Officer/Planning Assistant; Lynn LaBerge, Town Council Liaison.

Mr. Garrity notified the applicant that there are only four members present and in order for the application to be approved he will need a unanimous decision of the Board. Applicant, Mr. Mourouris, stated that he would like to proceed with the hearing.

- 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 #16-814 Application #16-814 of Thomas Mourouris to vary the Town of Killingly Zoning Regulation Section 450, Table A. Dimensional Requirements to reduce front setback from 40' to 28' for a 12'x 24' front deck and stairs. Property located at 47 Breakneck Hill Road; GIS Map 116 Lot 9 Rural Development Zone.

Applicant, Thomas Mourouris, reviewed his application with the Board. He reviewed his proposal of a deck and replacement of stairs on his house. He also stated that his house is a non-conforming lot and he would like to be able to enjoy his property as his neighbors do.

Ann Marie Aubrey stated that the applicant has not had a survey or site plan drawn for this application and as such the Planning and Zoning Department went to the property and took pictures of the property and reviewed them with the Board Members. She next reviewed the history of the property and land.

Paul Gazzola asked if the sign regarding the application had been posted. Ms. Aubrey stated it was placed on the garage.

After no further questions:

Motion made by Andrew Farner to close the public hearing of Application #16-814 of Thomas Mourouris to vary the Town of Killingly Zoning Regulation Section 450, Table A. Dimensional Requirements to reduce front setback from 40' dot to 28' for a 12'x 24' front deck and stairs. Property located at 47 Breakneck Hill Road; GIS Map 116 Lot 9 Rural Development Zone. Second by William Menghi. Motion carried unanimously

V. PUBLIC HEARINGS CLOSURE OR CONTINUANCE - None

VI. UNFINISHED BUSINESS - None

VII. NEW BUSINESS

1. Application #16-814 Application #16-814 of Thomas Mourouris to vary the Town of Killingly Zoning Regulation Section 450, Table A. Dimensional Requirements to reduce front setback from 40' dot to 28' for a 12'x 24' front deck and stairs. Property located at 47 Breakneck Hill Road; GIS Map 116 Lot 9 Rural Development Zone.

Motion made by William Menghi to approve Application #16-814 of Thomas Mourouris to vary the Town of Killingly Zoning Regulation Section 450, Table A. Dimensional Requirements to reduce front setback from 40' dot to 28' for a 12'x 24' front deck and stairs. Property located at 47 Breakneck Hill Road; GIS Map 116 Lot 9 Rural Development Zone for the following reasons: the applicant has no other means to put the proposed deck on his property and agree with the fact that it is the only place for it and the adjoining properties have the same enjoyment as he has. It is also an existing nonconforming lot which prohibits him from doing any other design for the deck. Second by Andrew Farner. Motion approved.

VIII. ADOPTION OF MINUTES - August 11, 2016 Regular Meeting Minutes - Motion by Paul Gazzola to approve the August t 11, 2016 Regular Meeting Minutes as presented. Motion second by Patrick Farner. Motion Carried. Patrick Garrity abstained

IX. CORRESPONDENCE TO THE BOARD - None

X. COUNCIL LIAISON - Council liaison Lynn LaBerge commented on the Town Council's most recent work. John Hallberg, Ronald Racine, and Louis Chartier have received proclamations for a certificate of service to the Town as they are retiring from the boards that they served on. - A date has been set for the public hearing on the constabulary on December 8, 2016. - They also had a resolution to send a letter to the citing council to reiterate that they would like NTE to follow the recommendations from the engineering firm that the town had hired and to follow IWWC and P&Z regulation plus the concerns about the water usage and portable water. The town manager's office

will put this letter together. - A resolution has passed where they closed the armory roof project. They transferred some money from 4 or 5 projects to put into this project and now they will need more funds. - The CT DOT came and reviewed the pedestrian walkway that goes from CT Mills to Maple Street and underneath the steel beams are rotting and right now it is a one-way bridge on North Street and the town wants to get this project done and also to make the pedestrian walk way wide enough to be plowed by the towns machines. - There have been discussions regarding the community environmental issues presented by NTE. - Changing some of the times of the special council meeting do to the television to accommodate interviews. Start time of 7:00 pm go off air for interviews and then back on air for 730 to continue meeting. - A new security system is being put in place and boards, commissions and employees will be getting a swipe card with picture to enter the building. IDs will be for everyone. They will need to address the issue of the doors being open during meetings for the public.

Patrick Garrity commended Beanie (Ronald Racine) and Louie Chartier for their service to the WPCA. They will be missed.

Mr. Garrity asked Ms. LaBerge about the town council's position on the police proposed commission and if she sees any light at the end of the tunnel for this position. further discussion was heard regarding this issue.

Mr. Garrity stated that he felt that the town building office, planning & zoning office and fire inspector's office work very hard to help the community. They had a fire at Colt's a few weeks ago and the building inspector, fire inspector and fire department were very helpful to Colt's. He feels that the town council should be more of an assistance than an obstacle in this issue regarding the constable position.

- XII. ADJOURNMENT - Motion to adjourn the meeting by Paul Gazzola at 7:30 pm. Second by Patrick Garrity. Motion carried unanimously.

Respectfully Submitted,

Karen M. Desrosier
Clerk

3/21/2017 - Scrivenor's error made by Karen M. Desrosier as to the numbering of items in the minutes taken. Item XII should have been XI. KMD

