

TOWN OF KILLINGLY, CT
ZONING BOARD OF APPEALS

7:00 PM REGULAR MEETING

August 11, 2016

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

RECEIVED
TOWN CLERK, KILLINGLY, CT

2016 AUG 19 AM 8:20

Elizabeth M. Wilson

MINUTES

- I. CALL TO ORDER - Paul Gazzola called the meeting to order at 7:00 pm.
- II. ROLL CALL - Andrew Farner; Paul J. Gazzola, Jr; David Izzo, Sr; William Menghi and Jaymie Cellicci. Patrick Garrity absent with notification
- III. CITIZEN PARTICIPATION -- Brief citizen comments regarding items not subject to public hearings may be made at this time. - None.
- IV. PUBLIC HEARINGS

Motion made by David Izzo to open the public hearings. Second by Andrew Farner. Motion carried.

- 1. Application #16-812 of Brian Burns to vary Borough of Danielson Zoning Regulation Section 470, Table A, Dimensional Requirements, to reduce side setback from 15' to 10' for a 4' x 5' bulkhead. Property located at 109 Adelaide St.; GIS Map 199; Lot 58; Borough Residential Medium Density Zone.

Brian Burns of 109 Adelaide Street gave a brief description of his application. He explained that there is only one access to the cellar which is inside the house. He would like to install a bulkhead which would give an access to outside, alternate escape in the event of fire, access to pellet stove. The house was built in the 50's on an odd shaped lot. He is requesting a reduction to the side setback from 15 feet to 10 feet.

Paul Gazzola read a letter from Mr. Burn's neighbor, Brian Wood, who resides at 115 Adelaide Street and has no objection to Mr. Burn's application.

Motion made by Andrew Farner to close the public hearing of Application #16-812 of Brian Burns. Second by David Izzo. Motion carried.

- 2. Application #16-813 of Hutton Team, LLC (James Rose, owner) to vary Town of Killingly Zoning Regulation Section 450, Table A, Dimensional Requirements to reduce front setback, along southern (Valley Rd) property line from 50' to 44' for the construction of an 85' by 85' retail store with associated parking. Property located at 753 Hartford Pike; GIS Map 130; Lot 49; General Commercial Zone.

Casey Birch, representative for Solli Engineering representing the applicant O'Reillys' Auto Parts and reviewed the application with the Board. They are requesting a reduction along the southern line of the Valley Road property line from 50' to 44' for the construction of an 85' by 85' retail auto parts store. The hardship is due to the odd shaped parcel of land. Mr. Birch reviewed different options they have designed for this parcel regarding the location of the

building while trying to minimize the encroachment on Valley View Road and Hartford Turnpike.

Paul Gazzola and David Izzo asked about the loading dock and its design. Mr. Birch explained that the loading dock will be even with the building.

Motion to close by Andrew Farner and second by David Izzo. Motion passed.

V. PUBLIC HEARINGS CLOSURE OR CONTINUANCE

VI. UNFINISHED BUSINESS

1. Application #16-812 of Brian Burns to vary Borough of Danielson Zoning Regulation Section 470, Table A, Dimensional Requirements, to reduce side setback from 15' to 10' for a 4' x 5' bulkhead. Property located at 109 Adelaide St.; GIS Map 199; Lot 58; Borough Residential Medium Density Zone.

Motion made by David Izzo to approve Application #16-812 of Brian Burns to vary Borough of Danielson Zoning Regulation Section 470, Table A, Dimensional Requirements, to reduce side setback from 15' to 10' for a 4' x 5' bulkhead. Property located at 109 Adelaide St.; GIS Map 199; Lot 58; Borough Residential Medium Density Zone - Hardship - He needs and alternate egress for his basement; the house/lot are a difficult shape without an encroachment; better access to the pellet stove from a walk-in basement; neighbor approves application. Motion second by William Menghi. Motion carried unanimously.

Paul Gazzola feels that approving this application would not be asking much more than anyone else would want for egress out of their basement.

VII. NEW BUSINESS

1. Application #16-813 of Hutton Team, LLC (James Rose, owner) to vary Town of Killingly Zoning Regulation Section 450, Table A, Dimensional Requirements to reduce front setback, along southern (Valley Rd) property line from 50' to 44' for the construction of an 85' by 85' retail store with associated parking. Property located at 753 Hartford Pike; GIS Map 130; Lot 49; General Commercial Zone.

Motion by Andrew Farner to approve Application #16-813 of Hutton Team, LLC (James Rose, owner) to vary Town of Killingly Zoning Regulation Section 450, Table A, Dimensional Requirements to reduce front setback, along southern (Valley Rd) property line from 50' to 44' for the construction of an 85' by 85' retail store with associated parking. Property located at 753 Hartford Pike; GIS Map 130; Lot 49; General Commercial Zone. Hardship - This is a corner lot on Hartford Pike and Valley Street with the reduction in the setback being on the Valley Street St; this will be an improvement to this lot. Second by William Menghi. Motion carried unanimously.

Applications submitted prior to 4:30 PM, Wednesday, August 10, 2016 will be received by the Board ("date of receipt") on Thursday, August 11, 2016.

VIII. ADOPTION OF MINUTES

1. June 16, 2016 Special Meeting Minutes - Motion made by Andrew Farner to approve the June 16, 2016 Special Meeting Minutes as presented. Second by David Izzo. Motion carried.

IX. CORRESPONDENCE TO THE BOARD - Newsletter from the Connecticut Federation of Planning and Zoning Agencies; Letter from Denise Archambeault to the ZBA regarding the proposed new power plant

X. COUNCIL LIAISON - Adam Griffiths, Council Liaison reviewed the most recent Town Council latest work regarding: The town water situation and how it will be affected by new customers in town; a presentation by NTE regarding the proposed power plant and the Town Manager's raise has been approved.

XI. ADJOURNMENT - Motion made by Izzo to adjourn the meeting at 7:30 pm. Second by Farner. Motion carried.

Respectfully Submitted,

Karen M. Desrosier, Clerk