

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

**7:00 PM SPECIAL MEETING**  
**Thursday – January 17, 2019**  
**KILLINGLY TOWN HALL**

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

TOWN CLERK RECEIVED  
2019 JAN 23 PM 4:08  
COUNCIL CHAMBERS

- I. CALL TO ORDER – Paul Gazzola Jr, called the meeting to order at 6:59 pm
- II. ROLL CALL – William Menghi, Andrew Farner, Paul Gazzola Jr, David Izzo Sr and Paul Archer.  
  
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 – Continuation
  - 1. Application #18-822 of Donald & Jean Carter to vary Town of Killingly Zoning Regulation Section 450, Table A, Min Setback from street line from 75' to 30', Setback from rear line from 30' to 20' and Max lot coverage from 15% to 20% for a 60' x 80' garage/barn. Property located at 509 Bailey Hill Road; GIS Map 165 Lot 1; Rural Development Zone.

William Menghi stated, for the record, that he lives diagonally across the street from the applicants and does not have any issue with sitting in on this hearing. Applicants, Mr. and Mrs. Carter do not have a problem with Mr. Menghi and would like him to continue with the other Board members regarding their application.

Jonathan Blake explained that there is a change in the front and rear setbacks and lot coverage. He asked Mr. and Mrs. Carter to sign a letter stating the amendment to the application of the front setback to 32.6', rear setback to 23' and the total lot coverage of 23.2%. (See attached letter).

Mrs. Carter stated they had a survey done of the property with the proposed building placed where they feel it will fit best. This is the first time the Applicant's have seen the survey, however they approve of the survey presented.

David Izzo asked about the note on the survey which states "assumed street line". Jonathan Blake stated that he could not elaborate on this as this is what the surveyor had put together.

Paul Gazzola asked Paul Archer if he could explain what the A2 survey meant. Mr. Archer stated that is the precision of calculating the parcel in question. He also stated that he could not add anything regarding the comment on the survey - "assumed street line".

Mr. Archer asked the applicant about moving the proposed building so that it would not affect the current rear setback line. Mrs. Carter explained that where the building is currently placed would give them a direct line into

the building for their 70' motor home. She also stated that esthetically it would be better where it is placed on the survey.

Mr. Blake further pointed out that no paved driveway will be allowed, however they could do millings or gravel as this will allow for water to penetrate. This will be addressed by the Engineering Department once the Carter's apply for a driveway permit.

David Izzo made a motion to close the public hearing of Application #18-822 of Donald & Jean Carter to vary town of Killingly property located at 509 Bailey Hill Road. Second by William Menghi. Motion carried unanimously.

V. UNFINISHED BUSINESS –

1. Application #18-822 of Donald & Jean Carter to vary Town of Killingly Zoning Regulation Section 450, Table A, Min Setback from street line from 75' to 30', Setback from rear line from 30' to 20' and Max lot coverage from 15% to 20% for a 60' x 80' garage/barn. Property located at 509 Bailey Hill Road; GIS Map 165 Lot 1; Rural Development Zone.

Paul Archer made a motion to approve Application #18-822 of Donald & Jean Carter to vary town of Killingly for a rear setback line to 23' and a front setback line to 32.6' and total lot coverage to 23.2%. Hardship: Lot is undersized, odd shape of the lot and location of septic system. Size of barn/garage shall be 60' x 80' or less. Second from Andrew Farner. Roll call 5-0 in favor. Motion passes.

VI. NEW BUSINESS – None

Paul Gazzola asked staff about the requirement of survey's for future applications to avoid the delay of hearings. Discussion was heard regarding this issue. Jonathan Blake stated that he will look into this further and possibly have a ZBA application procedure workshop to address this and other issues.

VII. ADOPTION OF MINUTES –

David Izzo made a motion to accept the Regular Meeting Minutes of December 13, 2018 as presented. Motion second by Andrew Farner. Motion carried unanimously.

VIII. CORRESPONDENCE TO THE BOARD –

Jonathan Blake explained that he received correspondence from the Engineering Department regarding MS4 which has to do with storm water and reduction of permeable coverage which will now be a requirement from the State to all towns. There is a plan to implement an ordinance which will outline how to enforce this. This will mean that there is the potential for an increase on variance applications. He is planning to do some training with the ZBA on this matter as well.

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

ADJOURNMENT - Motion to Adjourn the meeting at 7:49 by David Izzo. Motion second by William Menghi. Motion passes.

Respectfully Submitted,

*Karen M. Desrosier*

Karen M. Desrosier  
Clerk