



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

Thursday – April 9, 2020

Regular Meeting

7:00 PM

MINUTES

Town of Killingly
2020 JUN -3 AM 10:51
Elysebeth@m.killinglyct.gov

Public were able to view this meeting on Facebook live by going to www.killinglyct.gov and click on Facebook Live at the bottom of the page.

I. CALL TO ORDER – Jonathan Blake called the meeting to order at 7:00 p.m.

II. ROLL CALL - Andrew Farner; David Izzo, Sr.; William Menghi; and Lynn Laberge.

Others Present – Jonathan Blake, Planner I and Zoning Enforcement Officer; Mary P. Calorio, Town Manager.

III. OFFICERS

Mr. Blake explained that Paul Gazzola, Chair, resigned. Mr. Blake informed the Board of new Member Lynn Laberge. According to the By-Laws, Andrew Farner, Vice-Chair, would take over the position of Chair until the June meeting when Officers will be elected.

IV. CITIZEN PARTICIPATION - Pursuant to Governor's Executive Order 7B, all public comment can be emailed to publiccomment@killinglyct.gov or mailed to the 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. Blake stated, and Ms. Calorio confirmed, that no comments from the public had been received for this meeting. Mr. Blake explained that if someone listening on Facebook would like to make comments on the public hearing, they could call in using the numbers below.

V. 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 1-408-418-9388; Meeting Number (access code) 797 323 987.

All calls will be answered as received.

1. Application #20-824 of Susie Bernado to vary Town of Killingly Zoning Regulation Section 566.6.g, to allow for a second driveway for a secondary dwelling unit. Property located at 17 Ferland Drive; GIS Map 132 Lot 72; Low Density Zone.

The Applicant was not present at the time that the public hearing was opened.

Mr. Blake reviewed his Staff summary, based off of the Application:

- Proposing a detached secondary dwelling unit.

- Applicant claims that the site conditions prevent the continuation of the driveway from Ferland Drive to service an in-law apartment, however, a second driveway could be created from Kenneth Drive as 17 Ferland Drive is a corner lot.
- Applicant claims that a literal interpretation of Section 566.6.g prevents a second driveway to service the proposed detached in-law apartment.
- Mr. Blake read aloud Section 566.6.g
Mr. Blake stated that another section of the Town's Zoning Regulations does address properties with two or more frontages, but does not restrict access from both frontages if access does not pose a hazard and he read aloud Section 530.2.2.e.
- Town Engineer, David Capacchione, was consulted and he has no issues with a second driveway in this case.

COMMENTS FROM BOARD MEMBERS:

Ms. Laberge asked if the well and sewer were in the way. Mr. Blake explained that the septic and well are located behind the house at 17 Ferland Drive and that the Applicant believes that this poses a risk as you would have to go over these utilities if going around the house. The circumstances are out of her control.

Mr. Izzo asked if the driveway would be put on the Kenneth Drive side and if that is also where the addition would be. Mr. Blake explained that the contractor and the Applicant have indicated that the second driveway would be on Kenneth Drive and would service the in-law apartment that would be toward the back of the 17 Ferland Drive property, facing Kenneth Drive.

Mr. Izzo asked if there is a pool or another building on the property. Mr. Blake stated that there is an in-ground pool.

Mr. Izzo asked about access to septic and well. Mr. Blake explained that they are located behind the primary residence to the west, but they are closer to the house away from the pool and away from where the proposed driveway would be. Underground utilities service Kenneth Drive which will be a condition that the Application will have to work with dig safe and the Town Engineer's office.

Mr. Izzo asked if they will be putting in a second septic system and well for the secondary dwelling. Mr. Blake stated that this would be a question for the Health Department. He explained that they have ability in our Regulations to put in a separate system or to tie-in to existing wells, but this is all handled by the Health Department.

Mr. Farner asked where the driveway will come into the property off of Kenneth Drive. Mr. Blake explained that the Applicant is applying for the variance for the ability to put a driveway off of Kenneth Drive and indicated to him that it would be toward the back of 17 Ferland Drive. He said that it wasn't a question of exact location, just whether they are allowed to have a second driveway. Mr. Blake stated that, if approved, the Applicant would need to work with the Town Engineer regarding sightlines.

Motion was made by Andrew Farner to close the public hearing for Application #20-824 of Susie Bernado to vary Town of Killingly Zoning Regulation Section 566.6.g, to allow for a second driveway for a secondary dwelling unit. Property located at 17 Ferland Drive; GIS Map 132 Lot 72; Low Density Zone. Second by David Izzo. No discussion.
Roll Call Vote: David Izzo – yes; William Menghi – yes; Lynn Laberge – yes; Andrew Farner – yes. Motion carried unanimously (4-0-0).

VI. UNFINISHED BUSINESS – (review / discussion / action)

1. Application #20-824 of Susie Bernado to vary Town of Killingly Zoning Regulation Section 566.6.g, to allow for a second driveway for a secondary dwelling unit. Property located at 17 Ferland Drive; GIS Map 132 Lot 72; Low Density Zone.

Mr. Farner asked if the driveway can be kept to no bigger, in length, than the existing driveway. Mr. Blake explained that there are driveway requirements in the Zoning Regulations and advised that those would be reviewed by Staff and the Town Engineer with the Applicant.

Motion was made by David Izzo to approve Application #20-824 of Susie Bernado to vary Town of Killingly Zoning Regulation Section 566.6.g, to allow for a second driveway for a secondary dwelling unit. Property located at 17 Ferland Drive; GIS Map 132 Lot 72; Low Density Zone. Second by William Menghi.

Discussion:

Ms. Laberge asked for clarification of Mr. Izzo's motion as to whether he was approving another driveway off of Ferland Drive. Mr. Izzo explained that it was for the property at 17 Ferland Drive.

Mr. Blake proceeded with the Roll Call Vote of the Board to allow for a second driveway off of Kenneth Drive:

Roll Call Vote: David Izzo – yes; William Menghi – yes; Lynn Laberge – yes; Andrew Farner – yes. Motion carried unanimously (4-0-0).

VII. NEW BUSINESS – None.

VIII. ADOPTION OF MINUTES

1. July 11, 2019 Regular Meeting

Motion was made by David Izzo to adopt the Minutes of the Regular Meeting of July 11, 2019. Second by Andrew Farner. Roll Call Vote: David Izzo – yes; William Menghi – yes; Lynn Laberge – abstained as she was not a Member of the Board at that time; Andrew Farner – yes. Motion carried (3-0-1).

IX. CORRESPONDENCE TO THE BOARD – None.

X. COUNCIL LIAISON

Mary Calorio reported on Town Council meetings and actions.

XI. ADJOURNMENT

Motion was made by David Izzo to adjourn at 7:24 p.m. Second by Lynn Laberge.

Roll Call Vote: David Izzo – yes; William Menghi – yes; Lynn Laberge – yes; Andrew Farner – yes. Motion carried unanimously (4-0-0).

Respectfully submitted,

J.S. Perreault
Temporary Recording Secretary