



TOWN OF KILLINGLY, CT ZONING BOARD OF APPEALS

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2023 APR 18 AM 8:17

Thursday – April 13, 2023

Regular Meeting – In Person Meeting

7:00 PM

Town Meeting Room – 2nd Floor

Killingly Town Hall

172 Main Street

Killingly, CT

Elizabeth M. Wilson

MINUTES

I. **CALL TO ORDER CALL TO ORDER** – Chair, Andrew Farner called the meeting to order at 7:13 p.m.

II. **ROLL CALL** - Lynn LaBerge (Vice-Chair); William Menghi; and Andrew Farner (Chair) were present in person. David Izzo, Sr. was present via WebEx.

Staff Present – Ann-Marie Aubrey, Director of Planning & Development (present in person).

Others Present – Richard Bonneau; Nicholas Cianci; and J.S. Perreault, Recording Secretary.

III. **CITIZEN PARTICIPATION** -- Public comment can be emailed to publiccomment@killinglyct.gov or mailed to Town of Killingly, 172 Main Street, Killingly, CT 06239 on or before the meeting. All public comment received prior to 2:00 PM on the day of the meeting will be posted on the Town's website www.killingly.org.

Andrew Farner read aloud the above information. There were no comments or questions from the public, either in person or via online.

IV. **PUBLIC HEARINGS – (Review/Discussion/Action)**

1. **Application #22-832 of Richard Bonneau**; to vary the Town of Killingly Zoning Regulations Section 450; Dimensional Requirements – Table A; Min. setback from sideline from 30' to 8', for a 440 sq ft addition. Property located at 869 No Main St; GIS MAP 154, LOT 5; GC.

Ann-Marie Aubrey read aloud from the Staff Report regarding this Application. A map of the property was displayed (included in packets). She noted that the majority of the addition would be within the 30-foot side setback.

The Applicant is claiming hardship under Section 800.2.1 (a,b,c,d) as described in the application.

Richard Bonneau explained the following:

- It is for retail and also a real estate agency for his son.
- According to the surveyor, there would be room to add a few more parking spaces.
- This would not obstruct the neighbor's view to the road, or ingress or egress.

Ms. Aubrey stated that most of the original building is within the setback and she noted that there is a steep slope, so they can't move it back because of the slope.

Motion was made by William Menghi to close the public hearing for **Application #22-832 of Richard Bonneau**; to vary the Town of Killingly Zoning Regulations Section 450; Dimensional Requirements – Table A; Min. setback from sideline from 30' to 8', for a 440 sq ft addition. Property located at 869 No Main St; GIS MAP 154, LOT 5; GC.

Second by David Izzo. No discussion.

Motion carried unanimously by voice vote (4-0-0).

2. **Application #22-833 of Nicholas Cianci**; to vary the Borough of Danielson Zoning Regulations Section 470; Dimensional Requirements – Table A; Min. lot area for 4 units from 24000 sq ft (total) to 14,800 sq ft, to allow for a fourth residential unit. Property located at 294 Broad St; GIS MAP 181, LOT 170; BRHD.

Ann-Marie Aubrey read aloud from the Staff Report regarding this Application. A map and photos of the property were included in packets. Also included in packets was an e-mail (dated March 22, 2023) from William Skene, Deputy Fire Marshal, describing that a Knoxbox needs to be installed (per Ordinance) and also the need for a secondary fire escape to be built on the side of the building.

The Applicant is claiming hardship under Section 800.2.1 (a,b,c,d) as described in the application.

Nicholas Cianci explained the following:

- Missing smoke detectors have been installed.
 - The Knoxbox has been installed.
 - Sign marking "Exit" at the back stairwell has been installed.
 - He obtained a proposal for a staircase on the exterior (withing the setback requirements). He stated that he has plans.
 - Regarding parking, Mr. Cianci explained that there is currently a two-car garage on the property and there is a paved lot that could accommodate seven cars for a total of nine spaces. He stated that he would be willing to increase the number of spaces.
- Ms. LaBerge stated that she likes to see at least two spaces per apartment in the case of plowing, they would not be parked on the street.

Ms. Aubrey stated that there is room on the property to add parking (if needed) and that the footprint of the building would not be changed. She referred to the Residential Unit Map prepared by Jonathan Blake (included in packets).

Motion was made by William Menghi to close the public hearing for **Application #22-833 of Nicholas Cianci**; to vary the Borough of Danielson Zoning Regulations Section 470; Dimensional Requirements – Table A; Min. lot area for 4 units from 24000 sq ft (total) to 14,800 sq ft, to allow for a fourth residential unit. Property located at 294 Broad St; GIS MAP 181, LOT 170; BRHD.

Second by Lynn LaBerge. No discussion.

Motion carried unanimously by voice vote (4-0-0).

V. UNFINISHED BUSINESS – (Review/Discussion/Action)

1. **Application #22-832 of Richard Bonneau**; to vary the Town of Killingly Zoning Regulations Section 450; Dimensional Requirements – Table A; Min. setback from sideline from 30' to 8', for a 440 sq ft addition. Property located at 869 No Main St; GIS MAP 154, LOT 5; GC.

Motion was made by William Menghi to accept **Application #22-832 of Richard Bonneau**; to vary the Town of Killingly Zoning Regulations Section 450; Dimensional Requirements – Table A; Min. setback from sideline from 30' to 8', for a 440 sq ft addition. Property located at 869 No Main St; GIS MAP 154, LOT 5; GC.

Second by David Izzo. No discussion.

Roll Call Vote: David Izzo – yes; Lynn LaBerge – yes; William Menghi – yes; Andrew Farner – yes.

Motion carried unanimously (4-0-0).

There was discussion regarding whether reasons for approval need to be stated. It was left up to what the Board Members feel comfortable with.

2. **Application #22-833 of Nicholas Cianci**; to vary the Borough of Danielson Zoning Regulations Section 470; Dimensional Requirements – Table A; Min. lot area for 4 units from 24000 sq ft (total) to 14,800 sq ft, to allow for a fourth residential unit. Property located at 294 Broad St; GIS MAP 181, LOT 170; BRHD.

Motion was made by Lynn LaBerge to accept **Application #22-833 Application #22-833 of Nicholas Cianci**; to vary the Borough of Danielson Zoning Regulations Section 470; Dimensional Requirements – Table A; Min. lot area for 4 units from 24000 sq ft (total) to 14,800 sq ft, to allow for a fourth residential unit. Property located at 294 Broad St; GIS MAP 181, LOT 170; BRHD, as presented.

Second by David Izzo.

Discussion: Ms. Aubrey asked for clarification regarding whether “accept” is meant as “approve.”

Ms. LaBerge stated that it is.

Roll Call Vote: David Izzo – yes; Lynn LaBerge – yes; William Menghi – yes; Andrew Farner – yes.

Motion carried unanimously (4-0-0).

VI. NEW BUSINESS – None.

VII. ADOPTION OF MINUTES

1. October 13, 2022, Regular Meeting

Motion was made by David Izzo to adopt the Minutes of the Regular Meeting of October 13, 2022.

Second by Lynn LaBerge. No discussion.

Motion carried unanimously by voice vote (4-0-0).

VIII. CORRESPONDENCE TO THE BOARD – None.

IX. COUNCIL LIAISON – No representation.

X. ADJOURNMENT

Motion was made by William Menghi to adjourn at 7:33 p.m.

Second by Lynn LaBerge. No discussion.

Motion carried unanimously (4-0-0).

Respectfully submitted,

J.S. Perreault
Recording Secretary