

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

**7:00 PM REGULAR MEETING**

***October 12, 2017***

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

**MINUTES**

RECEIVED  
TOWN CLERK, KILLINGLY, CT  
2017 OCT 24 AM 10:26  
*Elysebeth M. Quilley*

- I. CALL TO ORDER – Patrick Garrity, Chair, called the meeting to order at 7:01 pm
- II. ROLL CALL – David Izzo, Andrew Farner, William Menghi and Patrick Garrity. Pau Gazzola absent with notice. Jaymie Cellucci absent without notification.  
  
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
  1. Application #17-817 of Jackson & Jennifer Craig to vary Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from street line, from 75' to 35' for a 24' to 36 Garage. Property located at 120 Coomer Hill Road; GIS Map 186 Lot 5; Rural Development Zone.

Greg Glaude, LLC of Killingly Engineering Associates presented the application for the Jackson's. He reviewed the history of the property with the Board. The applicant would like to put up a garage and there are limitations to the property. A revised plan was handed out to all the Board members. He stated that there are not many options where the garage can be placed due to the location of the wetlands. Inland Wetlands Commission has reviewed this application and have suggested an area where the garage can be placed without encroaching on the wetlands. The variance they are seeking is to reduce the front setback from 75' to 35'. He stated that there are several homes that are near this property and have had prior variances approved for similar situations as the Jackson's. This design is within the characteristics of the neighborhood.

Patrick Garrity asked if there is a better spot closer to the house. Mr. Glaude stated that they cannot put it close to the house due to the elevation.

Patrick Garrity asked if the garage will be a single-story structure. Mr. Glaude commented that this will be a single story two door garage. The garage doors will be on the north side.

Mr. Glaude stated that he is a neighbor of the property and is in favor of this application.

Patrick Garrity asked Jonathan Blake if the placard was placed in accordance to the regulations. Mr. Blake confirmed this.

David Izzo asked what input the wetlands had to this application. Mr. Blake stated that IWWC approved the dimensions for the garage and the overall location. The new plans handed out this evening make the garage a little larger, however he spoke with Eric Rumsey, Inland Wetlands Agent, and he feels this is not an issue.

Motion made by David Izzo Sr to close the public hearing of Application #17-817 of Jackson & Jennifer Craig regarding property located at 120 Coomer Hill Road. Second by William Menghi. Motion carried unanimously.

**V. PUBLIC HEARINGS CLOSURE OR CONTINUANCE**

None.

**VI. UNFINISHED BUSINESS**

1. Application #17-817 of Jackson & Jennifer Craig to vary Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from street line, from 75' to 35' for a 24' to 36 Garage. Property located at 120 Coomer Hill Road; GIS Map 186 Lot 5; Rural Development Zone.

Motion made by William Menghi to approve Application #17-817 of Jackson & Jennifer Craig based on the hardship that the topography and location of this property does not allow them to put the proposed 24 x 36 garages anywhere else, whereby the 75' setback should be reduced to 35'. Second by David Izzo sr. Patrick Garrity stated that the name on the Agenda should be corrected to show Jennifer Jackson and Craig Jackson. Motion carried unanimously.

**VII. NEW BUSINESS –**

1. Application #17-818 of Christopher Miller to vary Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from side line, from 25' to 14.23' for a 28' x 38' Garage. Property located at 43 Squaw Rock Road; GIS Map 258 Lot 7.4; Rural Development Zone.

Motion by David Izzo to accept Application #17-818 of Christopher Miller regarding property located at 43 Squaw Rock Road and to be heard on the November 9, 2017 regular meeting. Second by William Menghi. Motion passes unanimously.

**VIII. ADOPTION OF MINUTES**

1. June 8, 2017.

Motion by David Izzo to table the adoption of the June 8, 2017 minutes until November 9, 2017 meeting. Second by William Menghi. Motion carried.

**IX. CORRESPONDENCE TO THE BOARD - None**

X. COUNCIL LIAISON – Lynn LaBerge reviewed the most recent meetings of the Town Council. Contract has been approved with Code Red. Fracking Ordinance has been installed. They discussed the usual end of the budget transfer of funds. They had money left over from other projects and used them to complete other projects in town. Discussion regarding 55 Dog Hill Road and the sewer ordinance. NTE negotiations are continuing. There will be a Public Hearing regarding selling Land to NECCOG.

XI. ADJOURNMENT - Motion to close the ZBA meeting at 7:21 pm by Andrew Farner. Second by William Menghi. Motion carries unanimously.

Respectfully Submitted,

Karen M. Desrosier  
Clerk