

Draft

Approved by Board on _____

**TOWN OF MONTVILLE
ZONING BOARD OF APPEALS
310 NORWICH NEW LONDON TURNPIKE
UNCASVILLE, CONNECTICUT 06382
PHONE (860) 848-8549 - FAX (860) 848-2354**

Minutes of Meeting

Wednesday, October 7, 2009 at 7:00 P.M.

LOCATION: MONTVILLE TOWN HALL – *Council Chambers*

1. **Call to Order:** Chairman MacNeil called the October 7, 2009 meeting of the Montville Zoning Board of Appeals to order at 7:03pm.
2. **Roll Call:** Present: Board Members Lakowsky, Freeman, MacNeil and Adams. (4) Staff present was Thomas Sanders, Zoning Enforcement Officer. Mr. Freeman was seated for Mr. Loiler, who was not present.
3. **New Business:** none.
4. **Public Hearings:**
 - a) Chris & Ron Foular: An application for the following variance; Section 6.6.1 (R120 front yard setback reduction) on the property located at 924 Raymond Hill Road, Oakdale, Ct. As shown on Assessor's Map 46 Lot 64.
Mr. Sanders explained applicant is wanting to put 2 additions onto his house. The one on the front requires a 3 ft setback variance. He stated there is a lot of wetlands on the property, however the work is not within the 50ft wetland setback. The 16x21 addition was not within the 50ft. Staff's recommendation is to approve the application.
Ron Foular spoke explaining he was involved in an industrial accident and the application was in sight of a future need for a handicap ramp. Chairman MacNeil asked if the ramp was included in the plan, and Mr. Foular replied that it was not, it would be added to the exterior of the proposed addition.
Discussion was held.
Motion to close application 209ZBA-2 made by MacNeil, seconded by Adams.
4-0 favor, Motion carried.
Motion to approve application 209ZBA-2 to a variance request to a front yard setback from 60ft to 57ft in order to build a front porch. The specific conditions are unique to the applicant and does not generally affect the district in which the property of located. The literal enforcement of the regulations would result in an unusual hardship or exceptional difficulty and would deprive the applicant for reasonable use of land. The variance would be in harmony of the general intent

and purpose of the Zoning regulations and would conserve the public health safety, convenience and welfare of the property values, made by MacNeil, seconded by Adams, **4-0 favor, Motion carried.**

5. Old Business: none

6. Minutes:

- a.) Acceptance of the minutes from the Regular meeting of August 5, 2009. **Motion to accept** the minutes from the Regular meeting of August 5, 2009 made by MacNeil, seconded by Adams, **4-0 favor, Motion carried.**

7. Communications: none

8. Other Business and Applications to come before the Zoning Board of Appeals: none

9. Adjourn: Motion to adjourn at 7:15pm by MacNeil, seconded by Adams, **4-0 favor, Motion carried.**

***For complete record, refer to audio.**

Respectfully submitted,

PAMELA CHURCH, recording secretary