

Town of Somers

Zoning Board of Appeals

Regular Meeting

November 10, 2015 – 7:30 P.M.

Town Hall

Call to order

Chairman Dean Hills called the regular meeting of the ZBA to order at 7:30 pm.

Roll Call

Dean Hills- Chairman, Douglas Stebbins, Susan Peck, Joe Marinaccio and Leonard Van Wingerden

Absent – B.J. Ferro

Public Hearing

Secretary Van Wingerden read the Public Notice of Applicants Brian and Susan Wrisley, 667 Main Street, Somers, CT 06071. “Brian and Susan Wrisley, 667 Main Street, seeking a variance from Section 214-98 of the Somers Code concerning side yard setback requirement of 25 feet; to reconstruct a 22’ x 22’ two story barn (0) zero feet from the property line, with a new foundation on existing footprint.” Chairman Hills opened the floor to Applicant Brian Wrisley to present reasons for granting variance. Mr. Wrisley provided photos of the barn in question highlighting the disrepair and unsafe condition of the building. The new barn structure will be built on the existing footprint. Chairman Hills informed Mr. Wrisley the board could not take up the matter until there was proof of notice to the abutting property owners. Motion by Douglas Stebbins and second by Joe Marinaccio to table the application of Brian and Susan Wrisley until the abutting property owners have been notified, passed unanimously.

Secretary Van Wingerden read the Public Notice of Barbara T. Yoon, Lot 9, Blue Ridge Mountain Drive, Somers, CT 06071. “Barbara T. Yoon, Lot 9, Blue Ridge Mountain Drive, seeking a variance from Section 214-98 of Somers Code concerning area, yard and bulk regulations: to allow 50 feet of frontage where 175 feet is required for construction of a single family dwelling.” Bruce Tyler, representing Barbara Yoon, gave the presentation for the variance. Mr. Tyler outlined the various limitations of other options like Blue Ridge Mountain Drive extension

and abutting property structure placement. For Ms Yoon to realize the value of the 32 acre property, zoned residential, a variance to the frontage requirement needs to be granted. Peter Brouillette, 42 Blue Ridge Mountain Drive; Paul Vendetta, 140 Gulf Road; Dr. Saunders, 43 Blue Ridge Mountain Drive and Tyson D. Finch, 100 Gulf Road, expressed their frustrations and concerns with the storm water problems perennially plaguing this section of Gulf Road and Gulf Stream. Chairman Hills and board members empathized with the difficult situation presented by the homeowners and suggested the matter be brought to the attention of those commissions and boards who deal with these types of problems.

Chairman Hills closed the Public Hearing and the board went into closed session. Douglas Stebbins moved and Leonard Van Wingerden second to grant a variance to Barbara T. Yoon, Lot 9, Blue Ridge Mountain Road, Somers, CT 06071 from Section 214-98 of the Somers Code concerning area, yard and bulk regulations; to allow 50 feet of frontage where 175 feet is required for construction of a single family dwelling. The lot predates the current zoning regulation, and the current regulation would restrict any use of the land. The motion carried with 4 aye votes (Hills, Stebbins, Marinaccio and Van Wingerden) and 1 nay vote (Peck). Chairman Hills informed Bruce Tyler and Barbara Yoon the request for a variance had been granted.

Unfinished Business

The application for Vincent and Lisa Vivenzio, 45 Pheasant Run has been withdrawn

Correspondence and Bills

None

Minutes Approval for October 13, 2015

Motion by Douglas Stebbins and second by Joe Marinaccio to approve minutes as submitted, motion passed unanimously.

Adjournment

Moved by Joe Marinaccio and second by Susan Peck to adjourn the meeting at 8:07 pm. Motion passed.

Respectfully submitted,

Leonard Van Wingerden