TOWN OF SOMERS

ZONING BOARD OF APPEALS

REGULAR MEETING

May 09, 2017

7:30 P.M.

TOWN HALL

LOWER LEVEL CONFERENCE ROOM

MINUTES

[Not official until approved at subsequent meeting]

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|  | CALL TO ORDER | 7:30 p.m. |
|  | ROLL CALL  Present: Dean Hills, Joe Marinaccio, Susan Peck, Andy Rockett, Dan Thayer.  Absent: BJ Ferro, Doug Stebbins  Audience members present: Kevin Barbeau, Deirdre Barbeau, Rick Granger, John Bond. |  |
|  | NEW BUSINESS   1. Election of Officers 2. Rockett nominates Dean Hills for Chair; seconded by Marinaccio; Rockett, Marinaccio, Peck, Thayer vote Aye; None vote Nay; Hills abstains. 3. Hills nominates Doug Stebbins Vice Chair; seconded by Thayer; Unanimous in favor. 4. Peck nominates Rockett for Secretary; seconded by Hills; Unanimous in favor. 5. Annual Review of Bylaws: Moved (Thayer) Seconded (Peck) to move Bylaws to end of Agenda. Unanimous in favor. |  |
|  | PUBLIC HEARING   * 1. #17-001: Kevin and Deirdre Barbeau, 58 Hangdog Lane, Somers, seeking a variance from §214-98 of the Somers Code concerning 40’ (forty foot) rear yard setback requirement to allow construction of a single family dwelling 10’ (teen feet) from the rear property line in the A-1 Zone. Rick Granger presented facts concerning house placement, lot. Lot consists of a portion of land in Somers and a portion of land in Hamden, Massachusetts. The proposed house placement is within 10 feet of the state line, which also marks the line of jurisdiction for the town of Somers. Forty foot setback met with respect to property lot lines, but within 10 feet of the state line. Hardship is the state line. Questions centered on reasons for placement of house at chosen site and its relation to the state line. Plot plan examined. |  |
|  | PUBLIC HEARING DISCUSSION/DECISION   * 1. #17-001: Kevin and Deirdre Barbeau, 58 Hangdog Lane, Somers. No substantial additional discussion. Moved (Peck) Seconded (Thayer) to approve application for variance as set forth in #17-001. Unanimous in favor. |  |
|  | UNFINISHED BUSINESS   1. None |  |
|  | CORRESPONDENCE AND BILLS – None. |  |
|  | MINUTES APPROVAL Moved (Thayer) Seconded (Peck) to accept the minutes of November 9, 2016 as amended. Unanimous in favor. |  |
|  | NEW BUSINESS (Continued by motion) – Annual review of By-Laws.  Chairman Hills proposed removing the redundant language in Article 9. |  |
|  | ADJOURNMENT Moved (Peck) Seconded (Thayer) to adjourn. Unanimous in favor. | 7:45 p.m. |