TOWN OF SOMERS

ZONING BOARD OF APPEALS

REGULAR MEETING

NOVEMBER 12, 2019

7:00 P.M.

TOWN HALL

LOWER LEVEL CONFERENCE ROOM

MINUTES

[**NOT OFFICIAL UNTIL APPROVED AT A SUBSEQUENT MEETING]**

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|  | CALL TO ORDER  Meeting called to order by Chair Dean Hills | 7:00 |
|  | ROLL CALL  Members & Alternates present: Dean Hills, B.J. Ferro, Susan Peck, Andy Rockett, Doug Stebbins, Dan Thayer, Ralph Williams  Members & Alternates absent: Joe Marinaccio  Chair Hills appoints B.J. Ferro as voting Alternate. | 7:00 |
|  | NEW BUSINESS  Public Hearings   1. #19-006: Amy L. Eastman, 40 Hallie Lane, Somers, CT. Appeal of Cease and Desist Order issued by Jennifer Roy, Zoning Enforcement Officer.      1. #19-007: Amy L. Eastman, 42 Hallie Lane, Somers, CT. Appeal of Cease and Desist Order issued by Jennifer Roy, Zoning Enforcement Officer.   Chair Hills reads letter from Zoning Enforcement Officer Roy requesting postponement of the public hearings on ##19-006, 19-007. Doug Stebbins moves to postpone the hearings on the applications to the next scheduled meeting, B.J. Ferro seconds, motion passes unanimously.   1. #19-008: Patricia Totman, 673 Main Street, Somers, CT. Seeking a variance from Section 214-98 of the Somers Code concerning accessory structure side and rear yard setback requirements of 25’ (twenty-five feet) to install a 12’x24’ shed 10’ (ten feet) from the side and rear property lines, in the A-1 Residential Zone.   Proof of notice to abutters provided. Presentation by applicant Patricia Totman regarding her application. Applicant cited size of the non-conforming lot, location of septic/leach field as hardship. | 7:00 |
|  | PUBLIC HEARING DISCUSSION/DECISION  B.J. Ferro moves to approve application #19-008, Doug Stebbins seconds. Applicant. General discussion among board members, with questions directed to Applicant. Motion passes, 4 in favor (Hills, Ferro, Rockett, Stebbins) 1 opposed (Peck). |  |
|  | OTHER  Susan Peck moves to approve the 2020 meeting schedule as presented, Doug Stebbins seconds, motion passes unanimously. |  |
|  | UNFINISHED BUSINESS  None |  |
|  | CORRESPONDENCE AND BILLS  None |  |
|  | MINUTES APPROVAL  Doug Stebbins moves to approve the minutes of August 13, 2019, B.J. Ferro seconds, motion passes unanimously. |  |
|  | ADJOURNMENT  Doug Stebbins moves to adjourn, Susan Peck seconds, motion passes unanimously. | 7:15 |