

TOWN OF SOMERS
 ZONING BOARD OF APPEALS
 REGULAR MEETING
 DECEMBER 8, 2020
 7:00 P.M.
 REMOTE MEETING HELD VIA ZOOM

RECEIVED
 TOWN CLERK'S OFFICE

DEC 10 2020

MINUTES

[NOT OFFICIAL UNTIL APPROVED AT A SUBSEQUENT MEETING]

A.	<p>CALL TO ORDER</p> <p>Meeting called to order by Chair Dean Hills</p>	7:01
B.	<p>ROLL CALL</p> <p>Members & Alternates present: B.J. Ferro, Chairman Dean Hills, Joe Marinaccio, Dan Thayer, Andy Rockett, Ralph Williams</p> <p>Members & Alternates absent: Susan Peck Doug Stebbins</p> <p>Others present: Jennifeer Roy, ZEO; Renee Rumore, Applicant; John Parks, Esq., attorney for Applicant; Tim Coon, Surveyor, J.R. Russo & Associates</p> <p>Ralph Williams designated by Chairman Hills as Alternate</p>	
C.	<p>NEW BUSINESS</p> <p><u>Public Hearing:</u> #20-010 Renee Rumore, 220 Billings Road, Somers, CT, seeking a variance from section 214-98 of the Somers Zoning regulations, lot frontage requirement of 175 feet to allow the division of a pre-existing non -con fo1ming lot, with one lot having 130 feet of frontage, in the A-1 residential zone.</p> <p>a. The legal notice was read into the record by Andy Rockett.</p> <p>b. Proof of notification of abutters was confirmed by ZEO Jennifer Roy, who reported all 3 abutters (Friedman, Soltys, Wetherall) support the application.</p> <p>c. John Parks, Esq. representing the applicant presented background information on the lot, explained the presence of wetlands and other hardships, the presence of former building, and reviewed recent efforts to bring aspects of the lot and building into compliance insofar as possible.</p> <p>d. Members of the ZBA asked several clarifying questions.</p>	
D.	<p>PUBLIC HEARING DISCUSSION/DECISION</p> <p>Motion to approve #20-010 Renee Rumore, 220 Billings Road, Somers, CT, seeking a variance from section 214-98 of the Somers Zoning regulations, lot frontage requirement of 175 feet to allow the division of a pre-existing non -con</p>	

	fo1ming lot, with one lot having 130 feet of frontage, in the A-1 residential zone (Ferro), second (Thayer); passed unanimously.	
E.	UNFINISHED BUSINESS None	
F.	CORRESPONDENCE AND BILLS None	
G.	MINUTES APPROVAL Motion to approve the minutes of October 13, 2020 (Marinaccio), second (Thayer), in favor Ferro, Hills, Marinaccio, Thayer; Opposed, none; Abstain, Rockett. Motion passes 4-0-1	
H.	ADJOURNMENT Motion to Adjourn: Rockett; Second, Ferro. Motion passes unanimously. Submitted by Andrew K. Rockett, Secretary	7:33