

Town of Somers Zoning Board of Appeals Public Hearing 3/11/14 7:30 Town Hall

I CALL TO ORDER

The meeting was called to order by Chairman Robert Minch at 7:40 p.m.

II. ROLL CALL

Additional attendees were Vice-Chairman Barbara Flebotte, Secretary Dean Hills, as well as members Lucas Cherry and alternate member Jerome Young.

III. PUBLIC HEARING

- *215 Stafford Road, Somers, CT 06071, George and Briana Beebe*

The legal notice was read into the record.

George and Briana Beebe of 215 Stafford Road are seeking a variance of 15 Ft. from the required 25 Ft. of Somers Code Section 214-98 concerning side yard setbacks to build a detached garage.

Mr. Beebe explained to board members that their home's hardship was its location being closer to its right sideline (facing from the street) than its left sideline. The existing driveway and garage are on the right side of the home. Additional hardships include the location of an underground propane tank and an in-ground pool, whose locations do not allow meeting the 25 Ft. sideline requirement. They stated they are not the original owners and, therefore, had no input on the location of the existing home.

Proof of notification of abutters was presented. Chairman Minch asked if they had a proposed design of the detached garage other than the footprint shown on the plot plan submitted. The applicants stated they did not at this time. Discussion regarding other possibilities ensued, all requiring some form of variance. Also attending the hearing was Dan Roulier, owner of the property abutting 215 Stafford Road. Mr. Roulier shared concerns about the future desirability of the lot next to the Beebe property if a variance is allowed. Chairman Minch informed the applicants that if they withdraw the application, they could rework this request without waiting the 6 month requirement. The Beebes indicated that they would need to know if a variance of some sort would be allowed, and therefore wanted to go forth. Chairman Minch asked members if there were any more questions. None were offered. The hearing was ended at 8:06 p.m.

IV. PUBLIC HEARING/DISCUSSION

Board members reviewed the details of the application and noted that Mr. Roulier had expressed concern as an abutting property owner. Vice-Chair Flebotte offered her rationale; stating that the applicants had made changes to the property. These changes, such as the pool installation, created the limitations for an additional garage. Members attempted to find a solution that worked within the applicant's request. Alternate member Jerome Young made a motion, seconded by Vice-Chairman Flebotte, to end the discussion and vote on the request for the 15 foot variance at 215 Stafford Road.

All in favor, motion carried.

Chairman Minch asked for a person by person vote on the variance request.

Members in favor: Lucas Cherry

Members not in favor: Barbara Flebotte, Dean Hills, Jerome Young, Robert Minch

Variance is denied.

V. NEW BUSINESS

ZBA Application Fees – Zoning Commission Referral

Chairman Minch informed members as to the need to adjust application fees due to publication costs. The current fee is \$205 plus another \$100 for every other variance sought. Once this adjustment is approved, the application cost will be adjusted to \$300, with the same \$100 for additional variances associated.

VI. UNFINISHED BUSINESS

None

IV. CORRESPONDENCE AND BILLS

Chairman Minch shared mail correspondence from the Land Use Office concerning the resolution of vehicle storage at 43 Georgewood Road. He also confirmed that members had received ZBA by-laws.

V. MINUTES APPROVAL

- 2/11/2014

Secretary Dean Hills made a motion, seconded by member Lucas Cherry, to approve the minutes as written.

All in favor, motion carried.

VI. ADJOURNMENT

Lucas Cherry made a motion, seconded by Vice-Chairman Flebotte, to adjourn the meeting at 8:27 p.m.

All in favor, motion carried.

Respectfully Submitted,

Stephanie Benson

Recording Secretary

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