Town of Somers

 Zoning Board of Appeals

 Regular Meeting

 June 9, 2015 – 7:30 P.M.

 Town Hall

 Lower Level Conference Room

**Call To Order**

Chairman Dean Hills called the regular meeting of the ZBA to order at 7:30 pm. Chairman Hills welcomed Susan Peck to the Board as a regular member. Having received a letter of resignation from Jerome Young from the ZBA, Chairman Hills expressed our collective thanks and appreciation for Mr. Young’s time of service to the Town of Somers. Student observers, Ashley Hinckley and Kristen Munson were welcomed.

**Roll Call**

Dean Hills – Chairman, Douglas Stebbins, Joe Marinaccio, B.J. Ferro, Susan Peck and Leonard Van Wingerden

**Public Hearing**

Secretary Van Wingerden read the Public Notice of Applicants Nicholas & Dina DeMico of 4 High Meadows Crossing, Somers, CT.

“Seeking a variance from Sections 214-15, 214-16 and 214-98 of the Somers Code concerning corner lots, visibility at intersections, obstructions in yards and front yard setback requirements of 50 feet; to install a fence 25 feet, and shed 45 feet from the property line.”

Chairman Hills opened the floor for public comment. Applicant Dina De Mico explained the circumstances regarding the request for the variance in that both the fence and shed were installed nearly two years ago while being unaware of permitting requirements. The fence was put up for child safety and privacy. The shed was placed on an existing concrete pad 50 feet from the street edge. There clearly is no driver’s view obstruction from either George Wood Road or High Meadows Crossing. Due to the location of the leach field, this fence cannot be placed further from the property line.

Three neighbors spoke in favor of granting the requested variance:

Joel Lachancis, 24 George Wood Road

Jerome Kulas, 31 George Wood Road

Michael Leaska , 22 Bittersweet Hill

With no further public comment Chairman Hills closed the Public Hearing.

**Public Hearing Discussion/Decision**

Motion by Douglas Stebbins and seconded by Leonard Van Wingerden to grant a variance to Nicholas and Dina DeMico, 4 High Meadows Crossing from Sections 214-15, 214-16 and 214-98 of the Somers Code concerning corner lots, visibility at intersections, obstructions in yards and front yard setback requirements of 50 feet to install a fence 25 feet, and shed 45 feet from the property line. The motion to grant the variance was passed unanimously.

Carl Landolina, Town Attorney, presented a comprehensive overview of Zoning Board of Appeals purpose and responsibilities covering membership, terms of office, record keeping, voting, powers and duties and matters most commonly brought before the ZBA.

**Unfinished Business**

None

**Correspondence and Bills**

None

**Minutes Approval – May 12, 2015**

Joe Marinaccio moved and Douglas Stebbins second to approve the minutes of the May 12, 2015 as presented, motion passed.

**Adjournment**

Douglas Stebbins moved and Joe Marinaccio second to adjourn the meeting at 9:27 pm. Motion passed.

Respectfully submitted,

Leonard Van Wingerden