

Town of Somers

Zoning Board of Appeals

Regular Meeting

October 13, 2015 – 7:30 pm

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. Student observer, Richard Jeffery, recognized and welcomed by Chairman Hills.

Roll Call

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

Public Hearing

Chairman Hills informed Applicant David Marti of the requirement that four of the five members of the ZBA must vote in favor of granting the variance for it to pass.

Secretary Van Wingerden read the Public Notice of Applicant David Marti, 58 Springfield Road, Somers, CT 06071. “David Marti, 50 Springfield Road, seeking a variance from Section 214-98 of the Somers Code concerning area, yard and bulk regulations; to allow a two family dwelling with lot size of 40,496 square feet where 80,000 square feet is required and 132 feet of frontage where 300 feet is required.”

Chairman Hills opened the floor to the public and for Applicant David Marti to present reasons for granting the variance and the hardships that exist with the zoning regulations pertaining to this property. Mr. Marti provided the board members with a written presentation outlining the house history, present layout and condition and suitability for a two family dwelling. The house is too large and too expensive for one person to occupy thus creating the hardship. Chairman Hills read a letter from Carol Pyne of the Somers’ Historical Society regarding the historic nature of the house at 58 Springfield Road and the Society’s concern that careful consideration be

given to this history. Mr. Marti assured all present he has no intentions of making any modifications to the structure that would interfere with its historical significance.

Katherine Mashiak , 54 Springfield Road, Somers, CT read a letter in support of granting the variance.

Ralph Williams, 42 Springfield Road, Somers, CT read a letter in support of granting the variance with certain limitations.

Vicky Clark, Mountain Road, Somers, CT spoke in support of granting the variance.

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

Public Hearing Board Discussion/Decision

Motion by Douglas Stebbins and second by B.J. Ferro to grant David Marti, 50 Springfield Road, Somers, CT, a variance from Section 214-98 of the Somers Code concerning area, yard and bulk regulations; to allow a two family dwelling with lot size of 40,496 square feet where 80,000 square feet is required and 132 feet of frontage where 300 feet is required. Motion carried with 4 aye votes (Hills, Stebbins, Ferro and Van Wingerden) and 1 nay vote (Peck).

Chairman Hills informed Mr. Marti his request for a variance had been granted.

Unfinished Business

No word or correspondence from Applicants Vincent and Lisa Vivenzio, 45 Pheasant Run, Somers concerning their appeal to the ZBA.

Correspondence and Bills

None

Minutes Approval for September 8, 2015

Motion by Douglas Stebbins and second by B.J. Ferro to approve minutes as submitted, motion passed.

Adjournment

Moved by Douglas Stebbins and second by Susan Peck to adjourn the meeting at 8:20 pm. Motion passed.

Respectfully submitted,
Leonard Van Wingerden

