

**TOWN OF POMFRET
ZONING BOARD OF APPEALS
MINUTES – PUBLIC HEARING & REGULAR MEETING
MONDAY, OCTOBER 16, 2006 AT 7:00 PM
POMFRET TOWN HALL**

In Attendance: Board Members-Jim Robbins, Richard Galante, Liz Cartier, Bill Hull, Bruce Shay. Alternates: Elizabeth Cartier, Robert Bitondi Staff: Ryan Brais, ZEO
Others Present: Paul Archer

- I. PUBLIC HEARING** – Opened at 7:04 PM by Jim Robbins. J. Robbins moved to seat alternate Robert Bitondi for Gary Kendall. Seconded by Richard Galante. All in favor.
1. Marjorie Currier, 131 Killingly Road, Variance for Front Yard Setback – J. Robbins read Legal Notice into record. Paul Archer was present for applicant. Mrs. Currier’s daughter was also in attendance. The existing structure at 131 Killingly Road is to be taken down, it was damaged by fire some years ago. They plan on rebuilding in the same place. The cement block foundation must be removed, which is why the ZEO recommended they apply for the variance. Wetlands approval has been received. Mr. Archer reviewed plans. They are not changing or adding a septic or well. Due to the contours of the land and location of septic system the house can’t be moved back. Frontage required because the property is on a State Highway is seventy-five feet. The proposed frontage is 40.8 feet. They plan on building a Cape. Discussion. Jim Robbins asked for questions. There were none. Bill Hull moved to close the Public Hearing. Seconded by Richard Galante. All in favor. Public Hearing closed.
- II. REGULAR MEETING**
1. Citizen’s Comments – none
 2. Items to Add to Agenda – none
 3. Approve Minutes of January 30, 2006 – Richard Galante moved to approve the minutes as written. Seconded by Bruce Shay. All in favor. Minutes approved.
- III. CURRENT BUSINESS**
1. Application of Marjolaine Currier – Jim Robbins opened discussion for variance application of 131 Killingly Road. Bruce Shay stated he viewed this as a large repair job more than a new structure. If it were a new structure he may view it differently. Bill Hull agreed. Discussion. Bruce Shay made a motion to approve given that the plan is for a replacement structure with no expansion and structure has been in place for over 50 years for variance of front yard set back. Richard Galante seconded. Discussion. Bruce Shay amended his motion as: Given that the plan is for replacement of an existing structure with no expansion planned, and that

the present structure has been in place for approximately 50 years, and that no further expansion of the proposed structure towards the front of the property and no further encroachment on the front yard set back will be permitted by this variance, I move to grant the variance as requested to Item 10.4.1 of Zoning Regulations and shown on Plan titled 131 Killingly Road, Pomfret, CT, dated September, 2006. Bill Hull seconded. All in favor to grant variance to front-yard set back, item 10.4.1.

IV. NEW BUSINESS

1. Correspondence – Jim Robbins distributed Zoning Regulations dated October 1, 2006 as well as information on upcoming workshops for Open Space and Smart Growth.

V. OLD BUSINESS

1. ZBA Attorney – Discussion – This has been discussed in the past. Currently the Town attorney would represent the ZBA. Richard Galante and Bill Hull had contacted some possible attorney's in the past but received no response. They will review their contacts and contact again. Discussion. No action taken.

VI. OTHER BUSINESS

1. Agenda Items for next meeting – ZBA will continue to discuss an attorney they might want to use. Calendar for 2007 will be sent out with November or December agendas so Board may review before the first of the year. January, 2007 meeting will be scheduled for January 29, 2007 due to Monday holiday.

VII. ADJOURNMENT – Bruce Shay made a motion to adjourn. Seconded by Bill Hull. Meeting adjourned at 7:45 PM.

Respectfully submitted,

Bonnie Ryan, clerk

Date approved_____