

**TOWN OF POMFRET  
ZONING BOARD OF APPEALS  
PUBLIC HEARING & REGULAR MEETING MINUTES  
MONDAY, AUGUST 18, 2008 AT 7:00 PM  
POMFRET TOWN HALL**

In Attendance: Board Members Gary Kendall, Liz Cartier, Richard Galante, Robert Bitondi, Bill Hull. First Selectman James Rivers. Applicant Richard Canavan.

- I. **PUBLIC HEARING** – Meeting opened at 7:05 by G. Kendall.
  1. **Richard Canavan and Anouk deRuiter, 43 Woodstock Road, Variance for Section 10.4.1 – yard requirements, side yard setback** – R. Canavan stated purpose of request for variance. A 10' x 12' shed within the side-yard set back is in disrepair. He wants to replace this with a new 10' x 15' shed. The septic is located so there is no place outside of the set-backs to put the shed. The new building will go over the existing footprint with the added footage extending one foot toward the road, one foot toward the back, and 2 feet into his yard. There will be no additional encroachment toward the property line. He has spoken to his neighbor who seemed indifferent to project. Bob Bitondi asked about the height. The applicant is not certain as the exact specifications have not been determined at this point. Discussion of expansion of a non-conforming building. It was suggested that perhaps a drawing of the proposed new shed and some input from neighbors would be helpful. The applicant stated he would be willing to amend the application to limit the new shed to up to a 25% expansion of the building. Gary Kendall asked for a motion to continue the public hearing to the meeting of September 15, 2008 at 7:00 PM in order to allow the applicant time to obtain drawings and input from neighbors. Bill Hull made the motion and Richard Galante seconded. All in favor.
  
- II. **REGULAR MEETING**
  1. **Seat Alternates** – A motion was made and duly seconded to seat Robert Bitondi. All in favor.
  2. **Citizen's Comments** - None
  3. **Items to Add to Agenda** - None
  4. **Approve Minutes of July 21, 2008** – R. Galante made a motion to approve the minutes of July 21, 2008. It was duly seconded. All in favor.
  
- III. **CURRENT BUSINESS**
  1. **Richard Canavan and Anouk deRuiter, 43 Woodstock Road, Variance for Section 10.4.1 – yard requirements, side yard setback** – Continued to September meeting.

**IV. NEW BUSINESS**

**a. Correspondence** - None

**b. Discussion – Proposed New Section 3 to ZBA Meeting Rules –**  
Proposed language for a new Section 3 was sent out to members for review. Attendance issues have come up and the feeling was the Chairman should have an option on alternate seated. Discussion. R. Galante made a motion that the proposed new Section 3 to the ZBA Meeting rules be approved as written. G. Kendall seconded. All in favor.

**V. OTHER BUSINESS**

**1. Agenda items for next meeting** – None to add.

**2. Citizen’s Comments** - None

**VI. ADJOURNMENT** – R. Galante made a motion to adjourn. R. Bitondi seconded. All in favor. Meeting adjourned at 7:45 PM.

Respectfully submitted,

Bonnie Ryan, clerk

Date approved \_\_\_\_\_