

TOWN OF COLUMBIA
ZONING BOARD OF APPEALS
THURSDAY, OCTOBER 27, 2016 - 7:00 P.M.
ADELLA G. URBAN ADMINISTRATIVE OFFICES CONFERENCE ROOM
323 ROUTE 87, COLUMBIA, CT
MEETING MINUTES

Members Present: Secretary Jeffery Vose, William Petrone, Gary Littlefield, Keith Peck,
Members Absent: Chair Joseph Narkawicz, Carole Williamson.
Staff Present: ZEO Constance Kisluk, and Board Clerk Terri Lasota
Others Present: Warren and Mary Hartzell, Clarke Robinson, Michael Dion, Carol O'Neil, Bill O'Neil

CALL TO ORDER: Jeffery Vose, called the meeting to order at 7:00 p.m.

ROLL CALL (Designation of Alternates, as needed): None

CHANGES/ADDITIONS TO AGENDA: None

APPROVAL OF REGULAR MEETING MINUTES OF SEPTEMBER 22, 2016:

Gary Littlefield **MOVED** to **APPROVE** the regular meeting minutes of September 22, 2016

William Petrone **SECONDED. MOTION CARRIED 4:0:0**

AUDIENCE OF CITIZENS (Comments on matters not on the Agenda): None

SUSPEND REGULAR MEETING:

Jeffery Vose suspended the regular meeting at 7:01 p.m. and CONTINUED the Public Hearing

Continue Public Hearing:

ZBA-1617-06: Application of Warren and Mary Hartzell for a variance reducing the front yard setback from 50 feet to 30 feet in order to add an 8' x 21' lean to at the side of the existing garage at 8 Lake Ridge Road, Columbia, CT., Assessor's Map 38, Lot 39, in the RA zone.

Warren Hartzell provided a more detailed map showing the staked out area, and Connie Kisluk noted that she visited the property and confirmed the stake out is correct. C. Kisluk additionally commented that she did walk around the property, verifying that the property was in fact very steep in the back area. In addition, she had the report locating the wetlands.

Jeffery Vose reiterated for clarification that the hardship claimed is due to the location of the septic, the steep terrain, and wetlands area, restricting where the proposed lean to could exist.

CLOSE PUBLIC HEARING: Gary Littlefield **MOVED** to **CLOSE** the Public Hearing at 7:04 p.m., William Petrone **SECONDED. MOTION CARRIED 4:0:0**

Open Public Hearing:

ZBA-1617-07: Application of Michael Dion (Agent) and Carol O'Neill (Owner) for a Special Permit for reduction of side and rear yard setbacks and an increase of lot coverage for replacement of the existing cottage and removal of outbuildings at 104 Route 87, Columbia, CT., Assessor's Map 13B, Lot 91 in the LAR zone.

Michael Dion spoke on behalf of Carol and Bill O'Neill to present the Special Permit application, describing the property size, existing structures, site conditions, and proposed new plans.
Jeffery Vose opened the floor to public comment.

William Price of 96 Route 87 Columbia, CT stated that he submitted a letter of support for the record, and noted that he hoped the O'Neill's would be able to rebuild in keeping with the community on that portion of the lake.

Dan O'Neill of 48 Route 87 Columbia, CT read into record the support letter he submitted on behalf of his

parents (Bill and Carol O'Neill).

Bob Turner of 106 Route 87 Columbia, CT spoke on behalf of Bill and Carol O'Neill, commenting that he was very much looking forward to the new home being built and making the neighborhood look "super duper".

James and Doris Young of 100 Route 87 Columbia, CT agreed with Bob Turner, they also had submitted a letter of support for the O'Neill's.

Andy Hall of 102 Route 87 Columbia, CT whose property overlooks the O'Neill's had no objection to the proposed structure.

Jeffery Vose asked what would happen to the large paved area, Michael Dion said if it survives construction phase it would remain as parking.

Andy Hall additionally stated in his opinion that the proposed new plans would help to prevent any further lake erosion.

Connie Kisluk clarified that this is a rear lot, and consulted with the town attorney who noted that based on when the lot was created, and fact that it does not share any attributes that we have with rear lots, this should just be treated as a non conforming lot.

CLOSE PUBLIC HEARING: Gary Littlefield **MOVED** to **CLOSE** the Public Hearing at 7:37 p.m., Keith Peck **SECONDED. MOTION CARRIED 4:0:0**

RESUME REGULAR MEETING: The Regular Meeting was resumed at 7:37 p.m.

UNFINISHED BUSINESS:

ZBA-1617-06: Application of Warren and Mary Hartzell for a variance reducing the front yard setback from 50 feet to 30 feet in order to add an 8' x 21'lean to the side of the existing garage at 8 Lake Ridge Road, Columbia, CT., Assessor's Map 38, Lot 39, in the RA zone.

Gary Littlefield **MOVED** to **APPROVE** the application. William Petrone **SECONDED. MOTION CARRIED 4:0:0**

NEW BUSINESS:

ZBA-1617-07: Application of Michael Dion (Agent) and Carol O'Neill (Owner) for a Special Permit for reduction of side and rear yard setbacks and an increase of lot coverage for replacement of the existing cottage and removal of outbuildings at 104 Route 87, Columbia, CT., Assessor's Map 13B, Lot 91 in the LAR zone.

Gary Littlefield **MOVED** to **APPROVE** the application. Keith Peck **SECONDED. MOTION CARRIED 4:0:0**

BOARD OPEN DISCUSSION: None

CORRESPONDANCE :

ZBA 2017 Calendar (ZBA Meeting Dates)

Gary Littlefield **MOVED** to **APPROVE** Keith Peck **SECONDED. MOTION CARRIED 4:0:0**

ADJOURNMENT :

Gary Littlefield **MOTIONED** to **ADJOURN** the meeting at 7:45 p.m.

William Petrone **SECONDED. MOTION CARRIED 4:0:0**

Respectfully submitted by Terri Lasota (Board Clerk)

Please see the minutes of subsequent meetings for the approval of these minutes and any corrections hereto