

TOWN OF COLUMBIA
ZONING BOARD OF APPEALS
THURSDAY, JULY 28, 2016 - 7:00 P.M.
ADELLA G. URBAN ADMINISTRATIVE OFFICES CONFERENCE ROOM
323 ROUTE 87, COLUMBIA, CT
REGULAR MEETING MOTIONS and MINUTES

Members Present: Chair Joseph Narkawicz, Secretary Jeffery Vose, William Petrone, Gary Littlefield

Members Absent: Vice Chair Carole Williamson, Kevin Peck

Staff Present: ZEO Constance Kisluk and Board Clerk Terri Ingersoll

Others Present: Kevin O'Conner, Mike Barrea, Lisa Nicol, and Rick Nassiff

CALL TO ORDER: Joseph Narkawicz called the meeting to order at 7:04pm

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

CHANGES/ADDITIONS TO AGENDA: None

APPROVAL OF REGULAR MEETING MINUTES OF JUNE 23, 2016:

Jeffery Vose **MOVED** to **APPROVE** the regular meeting minutes of June 23, 2016. Gary Littlefield **SECONDED**.

MOTION CARRIED 4:0:0

SUSPEND REGULAR MEETING: Joseph Narkawicz suspended the regular meeting and continued the public hearing at 7:06 p.m.

Continue Public Hearing (from 06/23/2016) ZBA-1516-06: Application of John Dennis Chalk pursuant to a Special Permit of Sections 10.3.2 and 52.6 of the Columbia Zoning Regulations for reduced side yard setback at 131 Pine Street, Columbia, CT, Assessor's Map 39, Lot 88 in the RA zone.

John Dennis Chalk requested to withdraw Application **ZBA-1516-06** and will petition for a Hardship Variance.

C. Kisluk suggested that the application fees be waived for the variance with the exception of the legal notice fees.

John Dennis Chalk added that all he is asking is that he have the same consideration as his neighbors property.

Gary Littlefield **MOVED** to **WAIVE** the application fees, minus the legal notices. Jeffery Vose **SECONDED**. **MOTION CARRIED 4:0:0**

William Petrone **MOVED** to **CLOSE** the Public Hearing. Jeffery Vose **SECONDED**.

MOTION CARRIED 4:0:0. The Public Hearing closed at 7:10 p.m.

RESUME REGULAR MEETING

NEW BUSINESS:

1. **ZBA-1516-08:** Application ZBA-1516-08 of Gayle Mulligan pursuant to a Special Permit of Sections 10.3.2 of the Columbia Zoning Regulations for a new house construction with reduced setbacks and up to 15% lot coverage at 9 Nuhfer Drive, Columbia CT.

C. Kisluk established that she would like to accept the ZBA-1516-08 application for 9 Nuhfer Drive and schedule the public hearing for August 25th, 2016. J. Narkawicz **ACCEPTED** application ZBA-1516-08 and public hearing date. Jeffery Vose **MOVED** to **APPROVE**, William Petrone **SECONDED**. **MOTION CARRIED 4:0:0**

2. **ZBA-1516-09:** Application of Kevin O'Conner for Motor Vehicle sales or repair location at 22 Route 66, Columbia, CT.

J. Narkawicz read in the application information and noted the request to waive the public hearing based on the previous waiver of ZBA November 21, 2013 . Mr. Narkawicz stated that basically what we're doing is approving the site location, as a requirement for CT State statutes , our job is to evaluate the location for public access and safely. This property was already approved by ZBA in November 2013 and has obviously changed ownership. C. Kisluk agreed that the property did in fact just change ownership. J. Narkawicz said that conditions can not be placed on it, only the location for the permit can be approved.

Jeffery Vose **MOVED** to **APPROVE**, William Petrone **SECONDED**. **MOTION CARRIED 4:0:0**

3. Preliminary discussion with Mike Barrea regarding setbacks and boundary labels for a future Special Permit application for proposed garage construction at 3 Lakeview Park West.

J. Narkawicz noted that since there is no application yet, they can only review what the regulations are and try to help in that respect. Mike Barrea described the proposed plan and stated he wanted the garage to be 40 feet off the back boundary and 15 feet from the side boundary. J. Narkawicz said that the side setbacks can be reduced to fifteen feet instead of twenty five feet, and the front can be reduced to not less than thirty. The rear can be thirty feet, and no more than ten percent lot coverage. J. Vose suggested moving the garage up and over 10 feet to avoid the need for ZBA Variance which would require proof of a hardship. C. Kisluk, J. Narkawicz, and Mike Barrea discussed the cost of a Zoning Application vs. adjusting the plans to move the garage. C. Kisluk and J. Narkawicz agreed that an application would still have to go through wetlands.

4. Preliminary discussion with Rick Nassiff regarding plan changes in the approved ZBA-15-16-04 Special Permit application for 11 Webster Lane.

Rick Nassiff said several issues came up and would like to make some changes to the plans and was wondering if he needed to submit a new application. He wanted the Board to be aware that there was an error on the lot coverage calculation by Datum Engineering transposing the approved 13.36 percent to 13.63 percent, but the actual plans for the decks have been scaled back to reduce costs and should not be an issue. R. Nassiff questioned changing the deck on the lake side of the house from 10. Feet 6 inches deep, to 12 feet to properly accommodate the large footings, keeping them out of the concrete path and saving a lot of work.

J. Narkawicz asked if the measurements were based on the deck or the foundation, C. Kisluk said the setback that was allowed was based on the staircase, and believed that R. Nassiff was still within the setback limits agreed upon.

Rick. Nassiff also noted that he wanted to make the deck wider due to an internal floor plan change. C. Kisluk said that the lot coverage can be no more than the 13.36 stated in the approved Zoning application, R. Nassiff said that was not a problem and that could be comfortably done. J. Narkawicz said that eventually the plans needed to be provided to the Town as an "as built" and as long as he was within the requirements there is no need to do anything.

BOARD OPEN DISCUSSION: None

CORRESPONDANCE: None

ADJOURNMENT: Jeffery Vose **MOVED** to **ADJOURN** the meeting at 7:43 p.m. William Petrone **SECONDED**.
MOTION CARRIED 5:0:0.

Respectfully submitted by Terri Ingersoll, Board Clerk