

TOWN OF COLUMBIA
ZONING BOARD OF APPEALS
THURSDAY, JUNE 28, 2018 - 7:00 P.M.
ADELLA G. URBAN ADMINISTRATIVE OFFICES CONFERENCE ROOM
323 ROUTE 87, COLUMBIA, CT
REGULAR MEETING MINUTES

Members Present: Chair Joseph Narkawicz, Vice Chair Carole Williamson, Keith Peck, William Petrone, Andrea Drabicki (Alternate)

Members Absent: Edward DiGiovanni (Alternate) , Secretary Jeffery Vose

Staff Present: ZEO Constance Kisluk, Board Clerk Terri Lasota

Others Present: Thomas and Marilyn Quinlan, Michael Matthews, Karl Then, David Vanderbilt, Christopher Curtis, and 3 others.

CALL TO ORDER: J. Narkawicz called the meeting to order at 7:02pm

ROLL CALL (Designation of Alternates, as needed): A. Drabicki was seated for J. Vose

CHANGES/ADDITIONS TO AGENDA: Audience of Citizens will be heard before **ADJOURNMENT**

APPROVAL OF REGULAR MEETING MINUTES OF MARCH 22, 2018:

W. Petrone **MOTIONED** to **APPROVE** the minutes of March 22, 2018; K. Peck **SECONDED**. **MOTION CARRIED 5:0:0**

AUDIENCE OF CITIZENS (Comments on matters not on the Agenda):

Moved to prior to adjournment in anticipation of the arrival of a Columbia citizen who would like to speak with the ZBA.

SUSPEND REGULAR MEETING: The regular meeting was suspended at 7:04pm

OPEN PUBLIC HEARING:

1. **ZBA-1718-05:** Application of Thomas Quinlan for a VARIANCE of Section 7.4 of the Columbia Zoning Regulations for relief from side yard setback requirements at 7 Woodland Terrace 1, Columbia CT. Assessor's Map 013A, Lot #017 in the LAR zone.

J. Narkawicz read the application and applicant's letters into record, and also read the letters from 3 neighbors regarding this application. He noted that any time there is an addition of any kind to a structure it is required to present an application to the ZBA, and in this case the variance application deals with the volume of the structure rather than the footprint of the structure.

J. Narkawicz opened the floor to public comment.

Michael Matthews of 1 (lower) Woodland Terrace said he has seen Mr. & Mrs. Quinlan's plans for the addition and agrees with them. Karl Then of 14 (upper) Woodland Terrace said he had no problem with Mr. & Mrs. Quinlan's application. He was however concerned with the right-of-way. M. Matthews commented on the right-of-way issue mentioned by K. Then, noting other than the 4 families in that area the right-of-way gets no activity. David Vanderbilt of 213 & 204 Route 87 asked K. Then who the owner of the right-of-way is. J. Narkawicz said the right of way has no bearing on the application for this variance.

W. Petrone was excused from the meeting at 7:26pm.

T. Quinlan said in hindsight the house wasn't as big as they originally thought. He talked about the odd shape of the lot, the placement of the septic, and being limited by the existing non-conformities. T. Quinlan said the only option was to go upward with an addition, making as little impact on the neighborhood as possible.

Andrea Drabicki asked about the location of the well and septic system; T. Quinlan indicated the locations on the plot plan. J. Narkawicz asked if the septic needed to be upgraded due to the added bedroom, asked about the second bathroom. T. Quinlan said because the rooms were small and one of them was not useable as a bedroom. This house is listed as having 3 bedrooms and will still have 3 bedrooms, so no septic changes were needed. J. Narkawicz also asked if the exterior of the house was going to be renovated; T. Quinlan said he would most likely put new siding on. Marilyn

Quinlan said she wanted the house to look like a nice traditional New England house, and didn't want it to look like a monstrosity.

Andrea Drabicki asked if the nutrient allocation has been done yet. C. Kisluk said if the variance application is approved they would need to do a nutrient allocation since the addition would be more than 100 sq. ft.

J. Narkawicz explained that since one of the 5 initially present ZBA members had to be excused during the hearing procedure, all 4 remaining ZBA members would have to vote affirmatively for the variance to be approved. He gave the applicant the option of leaving the hearing opened and continued at the July 26th 2018 meeting for the opportunity to have at least 5 voting members present, or proceed to vote with the 4 currently present members. C. Williamson added that if the 4 current members voted no without prejudice, a new application could be submitted by the applicant which would provide them with a new public hearing. C. Kisluk and J. Narkawicz clarified that new evidence to support the hardship would need to be presented if the applicant decided to have a new public hearing.

T. Quinlan said he would like to close the public hearing and proceed with the vote.

C. Williamson **MOTIONED** to **CLOSE** the public hearing; K. Peck **SECONDED**. **MOTION CARRIED 4:0:0**
The public hearing was closed at 7:44pm

RESUME REGULAR MEETING

NEW BUSINESS:

1. **ZBA-1718-05:** Application of Thomas Quinlan for a VARIANCE of Section 7.4 of the Columbia Zoning Regulations for relief from side yard setback requirements at 7 Woodland Terrace 1, Columbia CT. Assessor's Map 013A, Lot #017 in the LAR zone.

J. Narkawicz said he has a problem with request of a reduced side yard setback; he and C. Kisluk agreed that it should specify an increase in volume rather than increase in footprint.

C. Williamson **MOTIONED** to **APPROVE** the application of Thomas D. Quinlan for a variance of Section 7.4 of the Columbia Zoning Regulations to allow a second story addition within the existing footprint of the single family dwelling at 7 Woodland Terrace 1, Columbia, CT, Assessor's Map 13A, Lot 17 in the LAR zone as shown on a Plot Plan, and statements made by the applicant, due to the unusual hardship created by the size and shape of the lot, the location of the existing dwelling, and the location of septic system on the site.

K. Peck **SECONDED**. **MOTION CARRIED 4:0:0**

UNFINISHED BUSINESS: None

BOARD OPEN DISCUSSION

1. **Columbia Zoning Regulations Section 10 Overview and Draft Proposal:** No Discussion

CORRESPONDANCE: None

Audience of Citizens (Comments on matters not on the Agenda): Linda Morgan of 263 Route 87, and Mr. & Mrs. Christopher Curtis of 1 Flanders Road had a formal discussion regarding a non-conforming lot at 1 Flanders Road, Columbia, CT.

ADJOURNMENT:

C. Williamson **MOTIONED** to **ADJOURN**, A. Drabicki **SECONDED**. **MOTIONED CARRIED 4:0:0**
The meeting was **ADJOURNED** at 8:02pm.

Respectfully submitted by Terri Lasota, Board Clerk

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