

TOWN OF COLUMBIA
ZONING BOARD OF APPEALS
THURSDAY, MARCH 22, 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, Keith Peck, William Petrone, Andrea Drabicki (Alternate),
Members Absent: Edward DiGiovanni (Alternate), Vice Chair Carole Williamson, Secretary Jeffery Vose
Staff Present: ZEO Constance Kisluk, Board Clerk Terri Lasota
Others Present: Chris Lemieux

CALL TO ORDER: J. Narkawicz called the meeting to order at 7:03pm

ROLL CALL (Designation of alternates, as needed): Andrea Drabicki was **SEATED** for Jeff Vose

CHANGES/ADDITIONS TO AGENDA: None

APPROVAL OF REGULAR MEETING MINUTES OF JANUARY 25, 2018:

B. Petrone **MOVED** to **APPROVE** the 01/25/18 meeting minutes as written. K. Peck **SECONDED. MOTION CARRIED 4:0:0**

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

SUSPEND REGULAR MEETING

OPEN PUBLIC HEARING: The public hearing was opened at 7:05pm

1. **ZBA-1718-04:** Application of Christopher and Lisa Lemieux for a SPECIAL PERMIT for reduction of setback for placement of a 12' x 24' storage shed, at 234B Route 66, Columbia, CT. Assessor's Map 024, Lot 026 in the RA zone.

J. Narkawicz read the application and applicant's letter into record, and asked Mr. Lemieux how long the shed has been on the property. C. Lemieux said the shed was placed in its location in January of 2017. J. Narkawicz then inquired what brought Mr. Lemieux to the ZBA, and Mr. Lemieux replied that he contacted the town on his own. He explained that when he took delivery of the shed, the company he purchased it from told him he didn't need a permit and he could place the shed where he wanted. Several months later friends suggested that he contact the town to inquire about the need for a permit, and he did.

J. Narkawicz confirmed with C. Kisluk that the property was a rear lot, and all the rear lot set backs in the zoning regulations were 50 feet. C. Kisluk said that in the past, when the setbacks had been reduced under the special permit option, and speaking with the town attorney, he suggested to use 30 feet for any rear lot set back reduction. J. Narkawicz recommended adding to the applicant's application under Action Requested of ZBA, also adding "per Section 10.3.2" for clarity purposes.

J. Narkawicz asked C. Kisluk if the pool should have been approved, C. Kisluk replied that the pool was approved; a review of the records for the property indicates the pool was permitted and received final approval. He then asked if a special permit would have been needed to place the pool that close to the property line when the pool was installed 5-6 years ago. C. Kisluk responded that she did not know how a location approval or a final approval was granted unless they were confused about the boundary or the required setbacks for a rear lot. C. Kisluk noted that the applicant did come forward to the town on his own to acquire a permit, and the set back issue was not known until going to the property to measure the location.

B. Petrone **MOVED** to **CLOSE** the public hearing; K. Peck **SECONDED. MOTION CARRIED 4:0:0**
The public hearing was closed at 7:18pm

RESUME REGULAR MEETING

NEW BUSINESS:

- 1. ZBA-1718-04:** Application of Christopher and Lisa Lemieux for a SPECIAL PERMIT for reduction of setback for placement of a 12' x 24' storage shed, at 234B Route 66, Columbia, CT. Assessor's Map 024, Lot 026 in the RA zone.

K. Peck **MOVED** to **APPROVE** the application of Christopher and Lisa Lemieux for a Special Permit under Sections 10.3.2 and 52.6 of the Columbia Zoning Regulations for a shed on a nonconforming lot with reduction of the property yard setback to 35 feet from 50 feet along the southerly boundary at 234B Route 66, Columbia, CT. Approval is based on the submitted plans and statements made by the applicant. The Commission finds that the proposal complies with the general requirements of Sections 10.3.2 and 52.6 of the Columbia Zoning regulations, revised to December 18, 2017.

The commission felt no need for further discussion, and thanked Chris Lemieux for coming forward.

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

UNFINISHED BUSINESS: NONE

BOARD OPEN DISCUSSION:

- 1. Columbia Zoning Regulations Section 10 Overview and Draft Proposal**

The commission members discussed the draft proposal. C. Kisluk noted the 35 foot combined restrictions, and added that especially for applicants with just a shed as in Mr. Lemieux's case, as long as there are no concerns or questions of septic or impacting wetlands, the application would have been issued with an \$85.00 permit, instead of a \$410.00 application fee plus mailing expenses, and fees to record the special permit with the town clerk.

CORRESPONDANCE: NONE

ADJOURNMENT:

A. Drabicki **MOVED** to **ADJOURN**; K. Peck **SECONDED. MOTION CARRIED 4:0:0**

The meeting was adjourned at 7:40pm

Respectfully submitted by Terri Lasota, Board Clerk

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