

SALEM ZONING BOARD OF APPEALS

Regular Meeting

December 28, 2023 at 7:00 p.m.

Salem Town Hall

270 Hartford Rd., Salem, CT

MINUTES

1. CALL TO ORDER

Chairman Dutch called the meeting to order at 7:37 p.m.

2. ROLL CALL:

Present and seated: Dutch, Burr, Casciano, Smith. Staff: Allen.

3. APPROVAL OF MINUTES: January 26, 2023

Motion: Casciano, second Burr. To approve the minutes of 1/26/23 as presented. Vote: passed 4-0-0.

4. PUBLIC HEARING:

- A. ZBA #23-01 – 389 Forsyth Rd., Rural A Zone. Application of Tom & Melissa LaPere for a front yard setback of 25 feet in lieu of the required 50 feet for a proposed addition to a legally nonconforming single family dwelling.

Chairman Dutch opened the public hearing and disclosed for the record that he had been retained by a previous owner of the subject property to carry out a land survey and that he feels this will not influence his consideration of the application. Staff informed the Board that all required mailings and notifications were in order and that no public comment had been received. Owner Tom LaPere presented his application for a variance of the required 50' front yard setback to 25' for a proposed addition to an existing single-family house. It was determined that 25' was not the appropriate request because that measurement was made to the road and not the front property line. The public hearing was left open so that the applicant could get an accurate measurement from the northerly most point of the proposed addition to the front property line and return for consideration at the January meeting.

5. OLD BUSINESS: None

6. NEW BUSINESS:

A. Election of officers

Motion: Burr, second Casciano. To reelect Dutch as chair. Vote: passed 4-0-0.

Motion: Smith, second Casciano. To reelect Orsini as vice chair. Vote: passed 4-0-0.

B. Approval of 2024 schedule

Motion: Casciano, second Smith. To approve the 2024 meeting schedule as presented.
Vote: passed 4-0-0.

7. CORRESPONDENCE/ANNOUNCEMENTS: none

8. ADJOURNMENT

Motion: Burr, second Casciano. To adjourn at 8:30 p.m. Vote: passed 4-0-0.