

**TOWN OF SALEM
ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
THURSDAY, NOVEMBER 19, 2015 – 7:30 P.M.
SALEM TOWN HALL – CONFERENCE ROOM 1**

1. CALL TO ORDER

Chairman Dutch called the meeting to order at 7:30 p.m. after establishing a quorum.

2. ROLL CALL

Present were Board Members Ken Bondi, Charlie Dutch, Denise Orsini, Emil Casciano (alternate), and Michael Flugrad (alternate). Absent were Michael C. Jensen, Terri Salas, and Rebecca Nortz (alternate). Alternate Board Members Flugrad and Casciano were seated for Board Members Jensen and Salas.

3. APPROVAL OF MINUTES OF PREVIOUS MEETING(S):

A. May 28, 2015 Regular Meeting

M/S/C: Casciano/Orsini, to approve the meeting minutes of May 28, 2015 as submitted. Voice vote, 4-0-1. Voting in Favor: Board Members Bondi, Dutch, Orsini, and Casciano. Voting in Opposition: None. Voting in Abstention: Board Member Flugrad.

4. RECEIPT OF APPLICATION(S) TO SET PUBLIC HEARING DATE(S): *None*

5. PUBLIC HEARING(S):

A. ZBA#2015-02 – 419 Norwich Road – Application of Chris & Jill Bunkley for front yard setback variance for construction of a 1-story detached garage.

Applicant Chris Bunkley stated that he is seeking a variance for the construction of a 24' x 24' two (2) bay garage on his property, but, due to the existing wetlands, location of the existing well and pumping system and grinder that sends sewage out to the leeching field, he is unable to place the garage further away from the street and still have it adjacent to the driveway. He is requesting a front yard setback variance of 39' from the required 50' setback, as stated in the Regulations. The garage would be located at least ten (10) feet from the sewage pipeline, as required. The siding and roofline of the proposed garage, which will be placed on a concrete pad, will match that of the home and be similar to the existing two-car attached garage. The garage doors will not be facing the road. He stated that his goal is to have the garage located as far from the road as possible without affecting the pipeline leading to the sewage system.

While not under the ZBA's purview, Chairman Dutch questioned the location of the CL&P easement, as noted in the Deed, but not indicated on the site plan, and whether the proposed garage would be located on the easement. Mr. Bunkley stated that he was unsure as to the location of the easement. He was warned that, should there be no encumbrances on the

property and the variance be granted and the proposed garage is moved and placed within the easement, it would be at his peril.

M/S/C: Bondi/Casciano, to grant the approval of Application ZBA 2015-02 for front yard setback variance for construction of a 1-story detached garage.

Discussion: Board Member Bondi felt that the garage would not violate any particular engineering or historical aspect and would not negatively impact the area. Board Member Casciano stated that the request is consistent with the reasons for granting a variance with respect to hardship in light of the peculiar features of the property and the location of the wetlands, existing well, and septic system. A letter signed by Jeffrey and Cynthia Moore, 410 Norwich Road, received and submitted by the Applicant, was read into the record. It was agreed that, due to the setbacks from the wetlands and the unorthodox configuration of the septic system being located at a distance from the home, the Applicant is confronted with no other alternatives. Voice vote, 5-0, all in favor.

6. **OLD BUSINESS:** None

7. **NEW BUSINESS:** None

A. Approval of 2016 Meeting Dates.

M/S/C: Orsini/Bondi, to approve the Meeting Dates for 2016 and January 2017, as presented. Discussion: Board Member Flugrad informed the Board that he would be unable to attend the January 2016 Meeting. Voice vote, 5-0, all in favor.

8. **CORRESPONDENCE/ANNOUNCEMENTS**

Copies of the CT Zoning Board of Appeals Handbook and Town of Salem Zoning Regulations will be obtained and distributed to the new Board Members. A record of the corresponding documents for each of the Appeals will be maintained at Town Hall. It was noted that Board Member Casciano is not noted as an Alternate on the List of Elected Officials. Discussion ensued regarding the role and seating of the Alternates at the meetings.

9. **ADJOURNMENT**

M/S/C: Casciano/Orsini, to adjourn the meeting at 8:03 p.m. Discussion: None. Voice vote, 5-0, all in favor. Meeting adjourned.

Respectfully Submitted by:

Agnes Miyuki, Recording Secretary for the Town of Salem