

Unapproved

SALEM ZONING BOARD OF APPEALS
April 23, 2009

Present: Balavender, G., Alt.
Bellandese, K.
Cole-Chu, L.
Kozlowski, S., Alt.
Mullin, M.
Nortz, R.

Absent: Diamond, S.
Mullin, M.
Vacancy, Alt.

Guests: See attached.

CALL TO ORDER:

L. Cole-Chu, chairman, called the meeting to order at 7:37 pm.

SEATING OF ALTERNATE(S):

M/S/C (Bellandese/Nortz) to seat G. Balavender for S. Diamond and S. Kozlowski for M. Mullin. Vote: approved unanimously.

PUBLIC HEARING(S):

None Scheduled.

RECEIPT OF APPLICATION(S) TO SET PUBLIC HEARING DATE(S):

- 1) #09-1 S. Yaworski, 9 Harris Road Extension, Salem, CT 06420
Appeal from the decision of the Zoning Enforcement Officer in regard to the determination of seasonal use for property at 11 Gardner Lake Heights, and
Request for a variance of Section 5A.2.1 (Lot Size) for property at 11 Gardner Lake Heights.
Assessor's Map #22; Lot #37 11 Gardner Lake Heights
- 2) #09-2 Attorney H. Heller, Authorized Agent for:
J. Civitello, 5 Ruta Drive, Northford, CT 06472
E. Pucillo, 215 Bear Hill Road, Bethany, CT 06524
Appeal from the decision of the Zoning Enforcement Officer that the determination that the dwelling constructed on the subject real property at 9 Gardner Lake Heights is a seasonal dwelling.
Assessor's Map #22; Lot #38 9 Gardner Lake Heights

M/S/C (Nortz/Bellandese) to set a public hearing date of Thursday, May 28, 2009, 7:00 pm at the Salem Town Office Building, 270 Hartford Road for the following applications:

#09-1 S. Yaworski, 9 Harris Road Extension, Salem, CT 06420

Appeal from the decision of the Zoning Enforcement Officer in regard to the determination of seasonal use for property at 11 Gardner Lake Heights, and

Request for a variance of Section 5A.2.1 (Lot Size) for property at 11 Gardner Lake Heights.

Assessor's Map #22; Lot #37 11 Gardner Lake Heights

#09-2 Attorney H. Heller, Authorized Agent for:

J. Civitello, 5 Ruta Drive, Northford, CT 06472

E. Pucillo, 215 Bear Hill Road, Bethany, CT 06524

Appeal from the decision of the Zoning Enforcement Officer that the determination that the dwelling constructed on the subject real property at 9 Gardner Lake Heights is a seasonal dwelling.

Assessor's Map #22; Lot #38 9 Gardner Lake Heights

Vote: approved unanimously.

Another application had been submitted this day:

#09-3 D. Wright, Sr., 59 Rattlesnake Ledge Road, Salem, CT 06420

Request for a variance of Section 4.4 (MINIMUM SETBACKS) for porch construction twenty-two (22) feet [fifty (50) feet required] from the front property boundary for property at 59 Rattlesnake Ledge Road.

Assessor's Map #20; Lot #20 59 Rattlesnake Ledge Road

and the Board took the following action:

M/S/C (Kozlowski/Bellandese) to set a public hearing for the following application for either May 28, 2009 immediately following the public hearings being held that evening for applications #09-1 and #09-2 or June 4, 2009, at 7:30 pm at the Salem Town Office Building, 270 Hartford Road for the following application:

#09-3 D. Wright, Sr., 59 Rattlesnake Ledge Road, Salem, CT 06420

Request for a variance of Section 4.4 (MINIMUM SETBACKS) for porch construction twenty-two (22) feet [fifty (50) feet required] from the front property boundary for property at 59 Rattlesnake Ledge Road.

Assessor's Map #20; Lot #20 59 Rattlesnake Ledge Road

and authorize the ZBA Administrative Assistant

APPROVAL OF MINUTES OF PREVIOUS MEETING(S):

- 1) **September 25, 2008 - Regular Meeting**

M/S/C (Balavender/Kozlowski) to approve the minutes of the September 25, 2008 Salem Zoning Board of Appeals Regular Meeting as presented. Vote: approved unanimously.

OLD BUSINESS:

1) ZBA application revision

Board discussion of draft dated 2/24/09 (see attached to the filed copy of these minutes).

Minor revisions discussed.

R. Nortz arrived at 7:42 pm during discussion.

S. Kozlowski stepped down.

R. Nortz assumed her seat on the Board.

After further discussion of the draft, the Board took the following action:

M/S/C (Nortz/Mullin) to approve the 2/26/09 draft of the Salem Zoning Board of Appeals application form as revised this evening. Vote: approved unanimously.

The chairman and the Administrative Assistant will proof the final copy after revision.

2) Such other Old Business as may be proper

There was no other Old Business this evening.

NEW BUSINESS:

1) Approval of 2009 ZBA Meeting Dates

Board consensus was to add the February 25, 2010 meeting date to the list.

M/S/C (Diamond/Nortz) to approve the 2009 Meeting Dates of the Salem Zoning Board of Appeals as revised this evening. Vote: approved unanimously.

2) Such other New Business as may be proper

There was no other New Business this evening.

CORRESPONDENCE/ANNOUNCEMENTS:

ADJOURNMENT:

M/S/C (Mullin/Nortz) to adjourn the meeting at 8:53 pm. Vote: approved unanimously.

D. McTigue, Administrative Assistant/Recording Secretary
L. Cole-Chu, chairman