

**TOWN OF SALEM
ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
THURSDAY, OCTOBER 25, 2018 – 7:00 P.M.
SALEM TOWN HALL – ROOM 2**

1. CALL TO ORDER

Chairman Dutch called the meeting to order at 7:02 p.m.

2. ROLL CALL *Seating of Alternates*

Present were Chairman Dutch, Board Members Ken Bondi, Emil Casciano, Michael Flugrad, Denise Orsini, Alternate Board Members Larry Benedict, Rebecca Nortz (departed at 7:12 p.m.), and Joshua Rehrig.

3. APPROVAL OF MINUTES OF PREVIOUS MEETING(S): January 25, 2018

M/S/C: Bondi/Casciano, to approve the Regular Meeting Minutes of January 25, 2018.
Voice vote, 5-0, all in favor.

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

5. PUBLIC HEARING(S) APPLICATION(S)

A. Public Hearing - ZBA#2018-01 – 66 Lakeview Ave – Application of Louis E. Allen Jr. for west side yard setback variance to demolish existing non-conforming single-family residence and construct new single-family residence.

The Public Hearing Legal Notice, which was published twice in *The Day* newspaper, as required by CT General Statutes, was read into the record. Copies of the certified mail receipts of the notifications to the abutting properties are on file.

Applicant Louis E. Allen, Jr., stated that that he is seeking a west side yard setback variance to demolish the existing non-conforming single-family residence, which is not suitable for long-term living, and construct a new single-family residence.

Alternate Board Member Nortz departed the meeting at 7:12 p.m.

The existing, non-conforming lot is located in the Seasonal Residential Zone on 0.63 acres with 69.36' of frontage on Lakeview Avenue. A 17' variance of the required Seasonal Residential (SR) minimum 25' side yard setback is necessary to allow him to construct a new single-family residence, to be located a distance of 8' from the west side boundary line.

Extensive discussion ensued regarding the location of the proposed residence in relation to the septic and leaching fields. The Applicant reported that the property has been inspected and percolation and soil tests have been conducted, as required by the Uncas Health District. The Board Members expressed their concern with the lack of confirmation regarding the

exact location of the septic system, which is located on the site plan as an estimation, per the property owner. They expressed their discomfort in granting a variance for a structure when the exact location of the septic system is not confirmed.

Applicant Allen expressed his frustrations as he has done his due diligence and abided by all of the requirements placed unto him by the Uncas Health District and Zoning Department. Due to the time and rising costs of the project, Chairman Dutch proposed the possibility of continuing the Public Hearing and demolishing the current residence while confirmation of the location of the septic system and information regarding the footing drains are gathered. The residence is scheduled for asbestos abatement early next week.

M/S/C: Orsini/Casciano, to continue the Public Hearing to Thursday, November 15, 2018 at 7:00 p.m. to allow the Applicant ample time to provide the additional information, as requested by the Board. Discussion: The Applicant was asked to provide the exact location of the septic system and information regarding the footing drains at the next meeting. Voice vote, 5-0, all in favor.

- B. Discussion & Decision - ZBA#2018-01 – 66 Lakeview Ave – Application of Louis E. Allen Jr. for west side yard setback variance to demolish existing non- conforming single-family residence and construct new single-family residence.**

No discussion, per the tabling of item 5(a).

- 6. OLD BUSINESS:** *none*
- 7. NEW BUSINESS:** *none*
- 8. CORRESPONDENCE/ANNOUNCEMENTS**
- 9. ADJOURNMENT**

M/S/C: Casciano/Orsini, to adjourn the meeting at 8:11 p.m. Discussion: None. Voice vote, 5-0, all in favor. Meeting adjourned.

Respectfully Submitted by:

Agnes T. Miyuki, Recording Secretary for the Town of Salem