

**TOWN OF SALEM  
ZONING BOARD OF APPEALS  
REGULAR MEETING MINUTES  
THURSDAY, NOVEMBER 15, 2018 – 7:00 P.M.  
SALEM TOWN HALL – ROOM 2**

**1. CALL TO ORDER**

Chairman Dutch called the meeting to order at 7:10 p.m.

**2. ROLL CALL** *Seating of Alternates*

Present were Chairman Dutch, Board Members Emil Casciano, Michael Flugrad, Denise Orsini, and Alternate Board Member Larry Benedict. Absent were Board Members Ken Bondi, Alternate Board Members Rebecca Nortz and Joshua Rehrig.

*Alternate Board Member Larry Benedict was seated.*

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

**M/S/C: Casciano/Flugrad, to approve the Regular Meeting Minutes of October 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. *(Continued from 10/25/2018 – PH must close by 11/28/2018)*

Applicant Louis E. Allen, Jr., thanked the members for their presence this evening. As requested, a revised site plan, created by the Surveyor, indicating the verified location of the septic system and photographs were presented. In response to their concerns regarding the distance between the residence and the neighboring property and based on the verified location of the septic system, the location of the residence has been moved five (5) feet to the east, increasing the distance to 13.5'. Also as requested, he supplied the Board with information regarding the footing drains, which, according to the Uncas Health District, are not necessary if the residence has a crawl space. Should footing drains be installed, they would need to be located 25' from the septic system on the east side of the residence. Chairman Dutch and Board Member Orsini thanked Mr. Allen.

First Selectman Lyden stated that he spoke with the Town's Planning & Zoning Attorney Steve Byrne, who was unable to attend the meeting due to inclement weather. Atty. Byrne complimented the Board on their due diligence and felt that their request

was reasonable. Having reviewed the revised site plan, Atty. Byrne felt that the Board's questions have been adequately addressed by the Applicant.

In response to Board Member Casciano, the Applicant confirmed that the circles indicated on the site plan reflect the location of the installation of any possible future footing drains.

**M/S/C: Orsini/Flugrad, to close 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. Discussion: None. Voice vote, 5-0, all in favor.**

- A. 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. (Decision Required Date – 35 Days from Close of PH).**

**M/S/C: Flugrad/Casciano, to approve Application ZBA #2018-01 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. Discussion: None. Voice vote, 5-0, all in favor.**

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