

October 25, 2010

MINUTES: THE ZONING BOARD OF APPEALS, Town of Hamden, held a Public Hearing and Regular Meeting on Thursday, October 21, 2010 at 7:00 p.m. in the 3rd Floor Conference Room, Hamden Government Center, 2750 Dixwell Avenue, Hamden, CT. and the following items were reviewed:

Commissioners in attendance:

Wayne Chorney, Vice Chair (Acting as Chair)
Elaine Dove
Fran Nelson

Staff in attendance:

Tim Lee, Assistant Town Attorney
Holly Masi, Zoning Enforcement Officer & acting as Clerk for the Commission
Genevieve Bertolini, Stenographer

Mr. Chorney called the meeting to order at 7:20 p.m. Attorney Lee advised everyone that while the Commission could hold a proper meeting with a quorum of three Commission members, that there needs to be four Commission members present to vote on applications. Therefore, Attorney Lee advised that the Commission open and continue each Public Hearing item to a Special Meeting to be held on Thursday, October 28, 2010. He also noted that the Attorney for the Applicant for Public Hearing item #5 had requested that the Public Hearing be continued to next month's regularly scheduled meeting so he recommended that the Commission open and continue that Public Hearing item to the November 18, 2020 meeting.

A. Public Hearing

- 1) **10-6401** 55 Caroline Street, Requesting variances of the following: Section 220, Table 2.3 to allow a side yard of 1 foot where 12 feet is required for the construction of a deck. Section 220, Table 2.1 to allow 35.59% impervious surface where no more than 30 % is allowed. R-4 zone Ersinkine & Jacquelyn McIntosh, Applicants

Public Hearing opened at 7:25 p.m.

Mr. Nelson made a motion to continue the Public Hearing to October 28, 2010; Ms. Dove seconded the motion. The motion passed unanimously.

Public Hearing continued to October 28, 2010.

- 2) **10-6402** 23 Westside Drive, Requesting a variance of the following: Section 220, Table 2.3 to allow a side yard of 4 feet where 12 feet is required for the construction of a carport. R-4 zone Oscar Mayana, Applicant

Public Hearing opened at 7:26 p.m.

Ms. Dove made a motion to continue the Public Hearing to October 28, 2010; Mr. Nelson seconded the motion. The motion passed unanimously.

Public Hearing continued to October 28, 2010.

- 3) **10-6403** 12 Waite Street, Requesting variances of the following: Section 220, Table 2.3 to allow a side yard of 0 feet where 12 feet is required for the reconstruction of a deck. Section 220, Table 2.3 to allow a side yard of 9.5 feet where 12 feet is required for the addition of a second floor. R-4 zone.
Denise Laframboise, Applicant.

Public Hearing opened at 7:27 p.m.

Ms. Dove made a motion to continue the Public Hearing to October 28, 2010; Mr. Nelson seconded the motion. The motion passed unanimously.

Public Hearing continued to October 28, 2010.

- 4) **10-6404** 100 Birchwood Drive, Requesting a variance of the following: Section 220, Table 2.3, to allow a side yard of 15.96 feet where 20 feet is required for a garage. R-2 Zone,
Alberto & Angelina DiChello, Applicants

Public Hearing opened at 7:28 p.m.

Ms. Dove made a motion to continue the Public Hearing to October 28, 2010; Mr. Nelson seconded the motion. The motion passed unanimously.

Public Hearing continued to October 28, 2010.

- 5) **10-6405** 1380 Shepard Avenue (rear lot), Requesting a variance of the following: Section 530.2 to allow an access way to a rear lot of 475 linear feet where 400 feet is permitted. R-3 Zone
John & Virginia Rossotto, Applicant

Public Hearing opened at 7:29 p.m.

Attorney Joe Porto, Attorney for the Applicant requested that the Public Hearing be continued to next month's meeting. He also granted a 35 day extension to complete the Public Hearing.

Ms. Dove made a motion to continue the Public Hearing to November 18, 2010; Mr. Nelson seconded the motion. The motion passed unanimously.

B. Regular Meeting

- a. **Discussion and voting on Public Hearing items.**

There was no discussion and voting on Public Hearing items.

- b. **Approve Minutes of September 16, 2010**

Commissioners reviewed the minutes and a spelling correction was noted on page 1 (Ms. Alsan should read Ms. Aslan), on page 2, Mr. Chorney noted that in paragraph 6, the last sentence should be corrected to change the word fencing and add "rear fence for 8 foot and side fence for 6 foot," the last sentence on page 2 should be corrected to add "not" before the word be and on page 3, the motion for item 10-6398 should include that "Ms. Masi should confirm that the side yard fence is not over 6 feet." The second paragraph under item 10-6398 should be corrected to say "continuance of the existing side yard."

Mr. Nelson made a motion to approve the Minutes of September 16, 2010; Ms. Dove seconded the motion. The motion passed unanimously.

c. Old Business

There was no Old Business discussed.

d. New Business

There was no New Business discussed.

e. Adjournment

Mr. Nelson made a motion to adjourn; Ms. Dove seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:45 p.m.

**Submitted by: _____
Holly Masi, Acting Commission Clerk**