

**TOWN OF GOSHEN
ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
THURSDAY, APRIL 21, 2016 – 7:30PM**

PRESENT: Chairman Daniel Kobylenski, Amanda Cannon, Jeff Johnson, Gail Lavoie, Donald Moore; Alternates Mark Beeman, Chris Sanders, and George Szydowski; Martin Connor, AICP, Town Planner/ZEO.

ABSENT: None.

1. CALL TO ORDER:

Chairman Daniel Kobylenski called the meeting to order at 7:30PM. All regular members present were seated for the meeting.

2. PUBLIC HEARINGS:

A. Charles & Rosellen Waiveris, 322 North Street – Special Permit per Section 2.4.3 to Increase Size of Nonconforming Structure (Construct Addition in the Front Yard Setback).

The Recording Secretary read into the record the legal notice published in *The Republican American*. The applicant, Charles Waiveris, addressed the Board to submit proof of notice to abutting neighbors. All members of the Board stated that they had visited the property prior to the meeting; Mr. Kobylenski and Ms. Cannon passed around pictures they had taken of the site during their inspection.

Mr. Waiveris explained that the existing residence is 20 feet by 24 feet; he proposed to construct a 10 foot by 13 foot addition in order to install a handicapped-accessible bathroom on the first floor of his residence. While the addition would be located within the front yard setback, the addition would be no closer to the property line than the existing residence. Mr. Johnson confirmed this, noting that the applicant had installed stakes in the field to show where the addition was proposed. Mr. Waiveris said that the addition would in fact be offset six inches back from the existing house.

Mr. Connor then reviewed the applicant's proposal against the special permit requirements delineated in Section 2.4.3 and Section 5.3. The plans submitted by the applicant demonstrate that the addition will be no closer to the property line than the existing structure. The applicant submitted a copy of the Torrington Area Health District approval, which Mr. Connor stated confirmed that the application would not create any conditions that could endanger public health, safety, and welfare. He expressed the belief that the vehicular access would remain acceptable and the off-street parking was adequate. Mr. Connor did not believe the proposal would have an adverse impact on natural resources or upon the existing and probable future character of the neighborhood. He did not feel that screening was necessary, and given the TAHD approval, the proposal conformed to accepted engineering criteria for water supply and sewage disposal. Lastly, he did not believe the proposal conflicted with the purpose of the Regulations. Based on this, Mr. Connor stated that he believed the Board could make a finding that all the general and specific requirements guiding such a special permit had been met.

Hearing no further questions from the Board, Mr. Kobylenski opened the floor to public comment. No one present expressed a desire to speak. Mr. Connor stated that he believed the file for the application was complete.

ZBA 042116 Minutes

MOTION Ms. Cannon, second Mr. Johnson, to close the public hearing in the matter of **Charles & Rosellen Waiveris, 322 North Street – Special Permit per Section 2.4.3 to Increase Size of Nonconforming Structure (Construct Addition in the Front Yard Setback)** at 7:40PM; unanimously approved.

3. READING OF THE MINUTES:

A. March 17, 2016 regular meeting.

MOTION Ms. Cannon, second Mr. Sanders, to approve the minutes of the March 17, 2016 regular meeting as written; unanimously approved.

4. OLD BUSINESS:

A. Charles & Rosellen Waiveris, 322 North Street – Special Permit per Section 2.4.3 to Increase Size of Nonconforming Structure (Construct Addition in the Front Yard Setback).

Members of the Board discussed that Mr. Connor had reviewed the application against the special permit requirements, and it appeared that the application met all those requirements.

MOTION Ms. Lavoie, second Mr. Johnson, to approve the application in the matter of **Charles & Rosellen Waiveris, 322 North Street – Special Permit per Section 2.4.3 to Increase Size of Nonconforming Structure (Construct Addition in the Front Yard Setback)**; unanimously approved.

5. CORRESPONDENCE:

The Board then reviewed the Spring 2016 edition of the Federation of Planning and Zoning Agencies Quarterly Newsletter.

6. ADJOURN:

MOTION Mr. Johnson, second Ms. Cannon, to adjourn at 7:45PM; unanimously approved.

Respectfully submitted,

**Stacey M. Sefcik
Board Clerk**