



Town of Burlington

ZONING BOARD OF APPEALS

Minutes of the Regularly Scheduled Meeting of Tuesday, April 20, 2010

APPROVED: _____

DATE: May 18, 2010

I. CALL TO ORDER

A. Attendance and Designation of Alternates

Greg Szydlo called the regular meeting to order at 7:30PM. In attendance were Greg Szydlo, Clayton Aiudi, Dawn Leger, Peter Perkins, and Howard Sussdorff.

B. Act on Meeting Minutes

A motion was made by Leger and seconded by Aiudi to approve the minutes from the March 16, 2010 regular meeting as submitted. IN FAVOR: Aiudi, Leger, Perkins, Sussdorff, and Szydlo. OPPOSED: None. ABSTAINED: None.

C. General Communications

- a. Memo from Town Attorney Charles Bauer dated March 18, 2010.
- b. Memo from First Selectman regarding FOI Training Session.

II. PUBLIC HEARINGS

A. Application 2010-479 for proposed addition of a one-car attached garage on property known as 41 Savarese Lane, submitted by Christine Fabretti.

Christine Fabretti addressed the Board, requesting a variance from the Zoning regulations requiring a 25-yard side yard setback in an R44 Zone. Ms. Fabretti explained her proposed addition, noting that the garage would be 14 feet from the property line. She stated that her well and septic system occupied the front and back yards, leaving only the side yard available for this addition. Questions were asked by Board members Szydlo and Perkins regarding the size of the lot, its conformance with all other zoning regulations, and whether other houses in the neighborhood had been granted variances. Noting there were no letters in favor or against the application, Chairman Szydlo opened the floor to public comment. No one present expressed a desire to speak.

A motion was made by Leger and seconded by Perkins to close the Public Hearing for Application 2010-479. IN FAVOR: Aiudi, Leger, Perkins, Sussdorff, and Szydlo. OPPOSED: None. ABSTAINED: None.

Public executive session and deliberations then followed.

A motion was made by Perkins and second by Sussdorff to approve Application 2010-479, application for variance from Section IV A5, a side yard variance from 25 feet to 14 feet, finding that the hardship was the location of the applicant's well and septic system. IN FAVOR: Aiudi, Leger, Perkins, Sussdorff, and Szydlo. OPPOSED: None. ABSTAINED: None.



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III. UNFINISHED BUSINESS

No business was discussed.

IV: NEW BUSINESS

A. **Application 2010-478** submitted by Cheryl Byrne. The Board reviewed the application and found it incomplete for acceptance at this time due to the lack of information requested on the application form and the lack of plans. The applicant was advised to contact the Interim Zoning Enforcement Officer to obtain his assistance in completing the application and to resubmit at the next regular meeting.

B. **Application 2010-480** for proposed addition of a detached two-car garage on property known as 144 Stafford Avenue, submitted by Chris Argiropoulos. Applicant was present and reviewed the application with the Board. The application was found to be complete and a Public Hearing was scheduled for the May 18, 2010 regular meeting.

V. ADJOURN

A motion was made by Perkins and seconded by Leger to adjourn at 8:05PM. ALL IN FAVOR.