

**MINUTES OF BUSINESS MEETING
HELD BY THE ZONING BOARD OF APPEALS
LINCOLN CENTER HEARING ROOM
FEBRUARY 22, 2023**

MEMBERS PRESENT:

In Person: James R. Stevenson, Chair
Robert Haley, Vice Chair
Edward Slegeski
Sandra DeCampos

ALTERNATES PRESENT:

In Person: Kevin Hood, Sitting
Harun Ahmed

ABSENT:

Keshet Spadaccini, Secretary
Linda Harris

STAFF PRESENT:

In Person: Megan Pilla, Principal Development Planner
Electronically: James Davis, Zoning Enforcement Officer
Nancy Martel, Recording Secretary

The Chair opened the Business Meeting at 7:50 P.M.

CONSIDERATION OF PUBLIC HEARINGS:

HERMES BAEZ, SOCHLO CREAM LLC – Application #VAR-0036-2022 – Request a variance of Art. II, Sec. 1.03.01 (b) to allow a commercial vehicle exceeding one ton on a personal residential driveway at 15 Chester Drive, Residence A zone.

MOTION: Mr. Slegeski moved to deny the variance. Mr. Haley seconded the motion. Mr. Stevenson, Mr. Haley, Mr. Slegeski, and Mr. Hood voted in favor. Ms. DeCampos voted against the motion. The motion passed 4 to 1.

The reason for denial is that the proposal would set an unintended precedent.

Mr. Baez expressed his anger over the ruling.

APPROVAL OF JANUARY 25, 2023 MINUTES: PUBLIC HEARING AND BUSINESS MEETING

MOTION: Mr. Haley moved to approve the minutes with the modification to the public hearing minutes that “Mr. Haley” be changed to “Mr. Slegeski” in the sentence, “Mr. Haley

speculated whether there would be alarms on the doors for the safety of the clientele.”
Ms. DeCampos seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

DR. WILLIAM SPECTOR – Application #VAR-0043-2023 – Request a variance from Art. II, Sec. 3.01.01 to allow a generator approximately 11 feet from the side property line (15 feet required) at 81 Grissom Road, Residence AA zone.

UPCOMING TRAINING OPPORTUNITIES

Ms. Pilla reported that the Connecticut Federation of Planning and Zoning Agencies (CFPZA) is having its annual conference. According to the program, the session is on Affordable Housing and would satisfy the requirement for one hour of affordable housing training. The event is on Thursday, March 23rd and registration ends on March 21st.

I certify these minutes were adopted on the following date:

March 29, 2023
Date

James Stevenson, Chair

NOTICE: A DIGITAL RECORDING OF THIS BUSINESS MEETING CAN BE HEARD IN THE PLANNING DEPARTMENT.