

**DRAFT**

**MINUTES OF BUSINESS MEETING  
HELD BY THE ZONING BOARD OF APPEALS  
LINCOLN CENTER HEARING ROOM  
DECEMBER 4, 2024**

**MEMBERS PRESENT:**

In Person: James R. Stevenson, Chair  
Robert Haley, Vice Chair  
Edward Slegeski  
Kevin Hood

**ALTERNATES PRESENT:**

In Person: Harun Ahmed  
Ellen Boland (*arrived late*)  
Electronically: Linda Harris, Sitting

**ABSENT:** Sandra DeCampos, Secretary

**STAFF PRESENT:**

In Person: Megan Pilla, Principal Development Planner  
Electronically: Katie Williford, Administrative Secretary

The Chair opened the Business Meeting at 7:28 p.m.

**CONSIDERATION OF PUBLIC HEARINGS:**

**ARTURO TORRES** – application #VAR-0005-2024 – Request a variance from Art. II, Sec. 4.01.01 to allow a deck 4.8 ft. +/- from the property line (10 ft. required) at 317 Middle Turnpike East, Residence A zone.

**MOTION:** Mr. Slegeski moved to approve the variance.

Mr. Slegeski noted that, whether or not the variance is approved, the applicant still has to go through the Building Department's permitting and inspection process to get the appropriate permits and approvals.

There was a discussion regarding the reason for the approval. Mr. Slegeski stated that there is a medical hardship because the applicant has a medical disability, and this would give egress and access to the house. Mr. Stevenson added that the application states that this seemed to be the most appropriate location for the deck.

Ms. Harris seconded the motion.

Mr. Haley asked if Mr. Slegeski would consider adding a condition that the deck not exceed the original footprint. Mr. Slegeski declined to modify the motion because there were no plans showing the previous deck measurements.

Mr. Haley advised Mr. Marrero that each town is different and he should learn Manchester's rules if he is doing work in Manchester.

All members voted in favor of the motion to approve the variance.

The hardship is that the deck provides safe egress from the house, which is needed for the property owner, who has a disability, and this is the best location on the house for the egress.

### **APPROVAL OF SEPTEMBER 25, 2024 MINUTES: PUBLIC HEARING AND BUSINESS MEETING:**

**MOTION:** Mr. Slegeski moved to approve the minutes as written. Mr. Haley seconded the motion and all members voted in favor except for Ms. Harris, who abstained.

### **ADOPTION OF 2025 MEETING SCHEDULE**

**MOTION:** Mr. Slegeski moved to adopt the 2025 meeting schedule. Mr. Haley seconded the motion and all members voted in favor.

### **DISCUSSION: COMPREHENSIVE UPDATE OF ZONING REGULATIONS**

Ms. Pilla stated that a consultant is reviewing the zoning regulations. They are currently working on reformatting and reorganizing the regulations for readability and are getting close to discussing bigger changes. The Planning and Zoning Commission (PZC) and Zoning Board of Appeals (ZBA) will be asked for input. The consultant suggested giving the authority over all special exception applications to the PZC, instead of having some go to the ZBA, as they do now. After some discussion, it was decided that the ZBA would think about this and discuss it at a future meeting.

### **ACCEPTANCE OF NEW APPLICATIONS**

There were no new applications.

### **OTHER BUSINESS**

Mr. Slegeski asked about the sign at Hartford Hospital on Tolland Turnpike, because the ZBA had denied a variance previously. Ms. Pilla explained that they came before the PZC several months ago for a zoning regulation amendment to allow a larger sign, and it was approved.

Ms. Pilla reported a training opportunity on March 22, 2025 through the Connecticut Bar Association regarding Connecticut land use law for municipal land use agencies.

The meeting was adjourned at 7:48 p.m.

I certify these minutes were adopted on the following date:

\_\_\_\_\_

Date

\_\_\_\_\_

James Stevenson, Chair

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

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