

**COVENTRY ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY, FEBRUARY 21, 2017**

CALL TO ORDER:

By: Chicoine

Time: 7:02 p.m.

Place: Town Hall Conf. Room B.

ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Raymond Chicoine, Chairperson	X	
	Carol Chipkin	X	
	JoAnn Watson	X	
	William Riordan, Secretary	X	
	Claire Twerdy	X	
ALTERNATE MEMBERS:	Stephen Curtiss		X
	Suzanne Pollinger		X
	William Bonney	X	
OTHER:	Mason Perrone, Zoning Enforcement Officer	X	

READING OF LEGAL NOTICES:

Riordan, Secretary, read the legal notice.

EXPLANATION OF PROCEDURES

Chicoine, Chairperson, explained the procedures to the public. Chicoine then recused himself since he is a neighbor of the applicants and sat Bonney in his place.

PUBLIC HEARINGS:

1. #17-1Z – Application of Crissy Stinson, applicant and owner, requesting a variance of Section 4.04A (Dimensional Standards) and 5.07.04 (Extension or Enlargement of Nonconforming Structures) for a 2.5-foot and 3.8-foot side yard setback encroachment and increase in lot coverage from 26.2% to 31.3% for the construction of a 8'x36' addition, 13'x15' mudroom, 23'x12' driveway apron, and a 4'x24' garage extension, as well as a vertical extension of a nonconforming house and garage at 41 Edgewater Drive (Assessor's Map P, Block 22, Lot 229) LR Zone.

Applicant Crissy Stinson and her husband Shane Stinson were present.

They explained that the original structure caught fire about a year ago. The house and property were full of trash and debris. They removed ten dumpsters worth of stuff. They are personally looking to move into the new home. They have three kids which is why they need a larger house than the existing footprint. Additional lot coverage would be a breezeway which would connect to the garage to allow access to the house, a bathroom, laundry and staircase to second story (3rd story on lake side as the lot is sloped). A portion of the lot coverage increase would be a new porch/entry way. Bonney stated for the record that the house doesn't exist today because it burned down. Crissy Stinson said that's correct, they took out a demo permit and removed the fire-damaged house. The foundation still exists. Shane Stinson said the plan is to hopefully reuse the main house foundation from the original house. Due to it having caught fire they need to have an engineer confirm that it is ok. They are working with the building official. The demo was about four weeks ago.

Riordan asked what the plan for additional runoff is. Shane Stinson said due to small yard space they plan to have Rob Hellstrom, their engineer, design an infiltrator system to handle stormwater runoff.

Chipkin commented that other than the two small encroachments to square off the house from the previous shape that the house is mostly staying in the same footprint. Shane Stinson said that's correct. Crissy Stinson said that they tried to make it aesthetically pleasing.

Audience of Citizens:

Patrick Wagstrom, 51 Edgewater Dr, an abutting neighbor, says anything they do will be better than what was there before. The previous owner lived there with a hole in the roof. Animals, fisher cats, skunks, lived there and went in and out. Patrick Wagstrom asked a question about the area proposed to be squared off toward the lake. Will it have a foundation rather than be on piers? Shane Stinson said yes. Is there a change planned for the driveway? Shane said it will stay pretty much the same although Shane would prefer to pave the apron to keep it clean. Patrick said his main concern was runoff and he's happy with the answers he's heard. He's looking forward to having neighbors again.

By: Chicoine

Seconded: Chipkin

For: All in favor

Against: None

Abstain: None

Meeting adjourned at 7:27 p.m.

Respectfully Submitted,

Heidi A. Leech, Substitute ZBA Clerk

PLEASE NOTE: These minutes are not official until approved by the Zoning Board of Appeals at the next Board meeting. Please see the next Board meeting minutes for approval or changes to these minutes.