

**COVENTRY ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY, DECEMBER 20, 2022
TOWN HALL ANNEX & ZOOM CONFERENCING**

CALL TO ORDER:

By: Twerdy

Time: 7:00 p.m.

Place: Hybrid

ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Elizabeth Bauer – Secretary	X	
	Thomas Delucco - remote	X	
	Michael Gerrity	X	
	Cheryl Ann Resha – Vice Chair	X	
	Claire Twerdy - Chairperson	X	
ALTERNATE MEMBERS:	Patricia Hodge		X
	Patricia Schneider - remote	X	
	Bill Zenko	X	
STAFF:	Eric Trott, Town Planner	X	
STAFF:	Manuel Medina, Zoning Enforcement Officer	X	

READING OF LEGAL NOTICE:

Bauer, Secretary, read the legal notice into the record.

EXPLANATION OF PROCEDURES

Twerdy, Chairperson, explained the procedures for the public.

PUBLIC HEARING:

a. **#ZBA-22-10 – Application of John Topping, requesting a variance of table 4.04 A. Dimensional Requirements, for a rear yard setback reduction for construction of a detached garage at 300 Mark Drive (Assessor’s ID # R04110) GR80 Zone.**

John Topping, 300 Mark Drive, was present. Topping: Thanked the ZBA for taking the time to hear the application. With him is Christine Hopkins, the homeowner, and the person who will be doing the landscaping. They wish to construct a detached garage closer to the wooded area. This will better fit the character, be more appealing, and maintain the basic style on the lots. The lot has unique characteristics with 150’ of frontage, flaring to 155.5’ in the rear, is 200’ deep on the easterly side, and 241.18’ on the westerly side giving them a trapezoidal lot creating the hardship. The terrain is rolling and sloping to the western side with steep drop and overlooks the house at 282 Mark Drive; the elevation drops quite a bit. The dormered building plan is out of character with the neighborhood. It would tower over the house below us. Topping submitted some site pictures with explanation on the back. That structure could be built without a variance. The imposing size of the structure would be out of character with the neighborhood. The area and neighborhood is better suited to build the smaller building shown further into the backyard, nestled into the back corner. This building will have a lower profile and not be noticeable from the street and not have the ability to be expanded into living space.

Twerdy: The building will be 34’ x 38’? Topping: Yes.

Topping: He read letters from the neighbors on either side of him into the record. These letters indicate they have no concerns about this plan that requires the variance. He spoke to the neighbors across the street and they do not have concerns about the plan.

Resha: The first one does seem out of character with the neighborhood. Any problem with neighbors behind you on Alice Drive? Topping: The property behind us is CT Water owned. They were sent a certified letter.

Gerrity: What is the purpose of the garage? Topping: Parking for four cars and cold storage. He will put in electricity in order to have lights and garage door openers. No water or septic will be installed.

Zenko: Looking at plot plan the location shows it to be 20’ from the rear setback. Staff: 50’ is required. The owner is asking for a 30’ variance. Topping: The closest point is 20’. Twerdy: Confirmed with Topping that he is looking for a 30’ variance.

Audience of citizens:

No one was present to speak.

The hearing is closed.

Motion: I move that the Coventry ZBA approve application #ZBA-22-10 – Application of John Topping, requesting a variance of table 4.04 A. Dimensional Requirements, for a rear

yard setback reduction for construction of a detached garage at 300 Mark Drive (Assessor's ID # R04110) GR80 Zone. Variance would be 30' for the rear yard setback.

The hardship being: Due to the topography of the lot and without variance the structure would create an unbecoming look to the landscape of the neighborhood.

By: Resha

Seconded: Gerrity

Voting:

For: Gerrity, Twerdy, Resha, Delucco, Bauer

Against: None

Abstain: None

The motion passes.

NEW BUSINESS/DISCUSSION:

a. Approval of November 15, 2022, Regular Meeting Minutes

Motion: I move that the Coventry ZBA approve the November 15, 2022, Regular Meeting Minutes.

By: Bauer

Seconded: Resha

Voting:

For: Delucco, Twerdy, Resha, Gerrity

Against: None

Abstain: Bauer

Motion: I move that the Coventry ZBA add New Business, item b. – Memorandum regarding Public Act 22-82 – to the agenda.

By: Twerdy

Seconded: Resha

Voting:

For: Delucco, Twerdy, Resha, Gerrity

Against: None

Abstain: Bauer

b. Sexual Harassment Training

Staff: This was brought to his attention by Amanda Backhaus. All elected, appointed officers, employees, and members of all boards and commissions are required to take sexual harassment training. This training needs to occur by March 30, 2023. The

memo provides three options for the training and proof must be provided that the training has taken place.

Gerrity: His concern is what else can we get into trouble for? If a person is not paid for employment are they considered an employee? He would not want to be liable for anything or get to the point of having to insure himself. Staff: Will talk with the Town Attorney about other potential risks or liability and what precipitated this public act.

Consensus was for the members to select the self-paced study option.

ADJOURNMENT:

Motion: I move to adjourn the meeting at 7:37 p.m.

By: Gerrity

Seconded: Bauer

For: Twerdy, Resha, Gerrity, Delucco, Bauer

Against: None

Abstain: None

Respectfully Submitted,

Yvonne B. Filip

Yvonne B. Filip, 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.