



TOWN OF MIDDLEBURY

Zoning Board of Appeals

MINUTES

ZONING BOARD OF APPEALS MEETING

Wednesday, February 3, 2016 – 7:30 p.m.

Shepardson Community Center Room 26
1172 Whittemore Road

Present: Bill Bellotti
Brian Proulx
Linda Herrmann, Alternate
Bernie Evans, Alternate (via
telephone)

Also Present: Rachel Primus, Recording Clerk

Excused

Absent: Ken Long
Ray Caruso
D.J. Mahoney, Alternate

Call to Order with Pledge of Allegiance

The meeting was called to order by Bill Bellotti at 7:40 p.m.

Seating with Regular Members

The regular members present were seated. Linda Herrmann and Bernie Evans were seated as regular voting members.

Approval of January 6, 2016 Zoning Board of Appeals Meeting Minutes

VOTED: Unanimously with a motion by Linda Herman and seconded by Brian Proulx to **APPROVE** the January 6, 2016 minutes as presented.

Continued Public Hearing

Appeal #3170 – Sam Zenani 1440 Straits Turnpike, Middlebury, CT 06762 – Seeking a variance from Section 11 of the Middlebury Zoning Regulations to construct a porch in the front residence not leaving the minimum 75 foot setback and increasing the lot coverage above the 10%. The subject property is 1440 Straits Turnpike, Middlebury, CT. The applicant(s) state that the Hardship is to allow the extension of the existing front roofline to prevent existing water runoff from damaging the front of the house. The variance is needed because the support beams would increase the lot coverage and encroach in the lot setback.

Linda Herman read the legal notice into the record. Bill Bellotti stated this was a continued public hearing from last month and the application was discussed and presented before the board. Brian Proulx asked if there was anyone present at the last meeting not in favor of this appeal. Mr. Bellotti answered no.

VOTED: Unanimously on a motion by Brian Proulx and seconded by Linda Herman to **CLOSE** the Public Hearing.

Discussion and Consideration

Bill Bellotti asked if any member had any questions or discussion on the Appeal.

VOTED: Unanimously on a motion by Brian Proulx and seconded by Linda Herman to **APPROVE** Appeal #3170 Sam Zenani 1440 Straits Turnpike, seeking a variance from Section 11 of the Middlebury Zoning Regulations to construct a porch in the front residence not leaving the minimum 75 foot setback and increasing the lot coverage above the 10%.

New Business

None

New Applications

None

Other Business

Brian Proulx noted that they will table the discussion of selecting a new Chairman until next month's meeting.

Correspondence

None

Adjournment

VOTED: Unanimously on a motion by Bill Bellotti and seconded by Linda Hermann to **ADJOURN** the meeting at 7:45 p.m.

These minutes are submitted subject to approval.

Respectfully submitted,

Rachel Primus

Recording Clerk

ZBA Members

CC: Town Clerk, Barbara Whitaker, Z.E.O.