



TOWN OF MIDDLEBURY

Zoning Board of Appeals

MINUTES ZONING BOARD OF APPEALS MEETING Wednesday, May 7, 2014 – 7:30 p.m. Shepardson Community Center Room

Present:

Ken Long
Bill Bellotti
Ray Caruso
Bernie Evans, Alternate
Linda Herrmann, Alternate

Also Present: Curtis Bosco, Zoning Enforcement Officer

Rachel Primus, Recording Clerk
John McKernan, Applicant

Excused

Absent: David G. Alley, Chairman
Brian Proulx
D.J. Mahoney, Alternate

Call to Order with Pledge of Allegiance

The meeting was called to order by Ken Long at 7:30 p.m.

Seating with Regular Members

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

Approval of April 2, 2014 Zoning Board of Appeals Meeting Minutes

VOTED: Unanimously with a motion by Linda Herrmann and seconded by Bernie Evans to **APPROVE** the April 2, 2014 minutes as submitted.

Public Hearing

Appeal #3165– John E. and Sara P. McKernan, 84 Yale Avenue Middlebury, CT seeking a variance of Section 11 of the Middlebury Zoning Regulations to construct/enlarge a wooden deck. The proposed deck will exceed the maximum 10% lot coverage provision. The applicant states the hardship is up zoning.

John McKernan submitted the certified mailings into the record. Ken Long read the public hearing notice into the record.

Mr. McKernan explained to the Board that he wanted to extend 3 feet out from his deck. He stated he was asking for a 1% variance of current lot coverage which would increase the coverage from 14.5% to 15.4%. He submitted a copy of his plans into the record.

Curt Bosco stated he had not received any correspondences regarding this appeal. Ray Caruso stated he reviewed the application and it looked good to him. Bill Bellotti stated he visited the property and he thought it looked good too.

VOTED: Unanimously on a motion by Linda Herrmann and seconded by Ray Caruso to **CLOSE** the Public Hearing.

New Applications

None

New Business

None

Discussion and Consideration

VOTED: Unanimously to **APPROVE** Appeal # 3165.

Other Business

None

Correspondence

None

Adjournment

VOTED: Unanimously on a motion by Bill Bellotti and seconded by Linda Herrmann to **ADJOURN** the meeting at 7:39 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., John E. McKernan