TOWN OF BARKHAMSTED
ZONING BOARD OF APPEALS
MINUTES OF MEETING
WEDNESDAY, JANUARY 5, 2011

Chairman William LeGeyt called the meeting to order at 7:04 p.m. Members present were Chris Tooker, Dan Lamont and Marcie Patchett. Also present was staff secretary, Debbie Brydon.

Patchett made a motion to amend the agenda to add Fill Vacancy due to resignation of alternate, Gregory Gordon, seconded by Lamont and unanimously approved.

Fill Vacancy:

Lamont made a motion to recommend Robert Pulford to fill the vacancy left by alternate, Greg Gordon, seconded by Patchett and unanimously approved.

Chairman LeGeyt sat Bob Pulford for Stephen Raftery.

Public Hearing:

Application submitted by Winchester Modular, applicant, and John C. Connole, owner for property located at 66 Hillcrest Drive. A variance to Article IV, section 193-28 of the Zoning Regulations, allowing for a reduction to 43 feet for a front yard setback for construction of a front porch.

Chairman LeGeyt read the legal notice. The meeting was opened at 7:08 pm. Bob Fancher a representative from Winchester Modular presented the return receipts and explained to the Board why the foundation was poured so high. The water table on the lot forced the excavator to pour a much taller foundation, which then forced the need for front steps. This lot was already approved for a side yard variance and location of the residence was approved by Inland/Wetlands and could not be moved. Chairman LeGeyt read an e-mail from Linda Fancher, one of the neighbors, who had no problem with the front steps. Patchett made a motion to close the hearing at 7:16 pm., seconded by Lamont and unanimously approved.

Pending applications:

Application submitted by Winchester Modular, applicant, and John C. Connole, owner for property located at 66 Hillcrest Drive. A variance to Article IV, section 193-28 of the Zoning Regulations, allowing for a reduction to 43 feet for a front yard setback for construction of a front porch.

Patchett made a motion to approve the application, as presented, for a 43 foot front yard setback, due to the wetlands hardship, for front step access to the home, seconded by Tooker.

After a brief discussion and review of the map, the motion was unanimously approved.

Approval of minutes: LeGeyt moved to approve the minutes of December 1, 2010, with staff notes, as presented, seconded by Tooker and unanimously approved.

Correspondence: Correspondence from the Town regarding the budget was reviewed and the Board agreed to submit a 0% increase. The Board asked staff to order new "What's Legally Required" books for all the members.

Any other business: None

Lamont moved to adjourn at 7:36 p.m. Tooker seconded and the motion passed unanimously.

Approved _____ Date _____

Marcie Patchett -secretary