

**TOWN OF BARKHAMSTED
ZONING BOARD OF APPEALS
MINUTES OF SPECIAL MEETING
WEDNESDAY, JUNE 17, 2015**

Chairman William LeGeyt called the meeting to order at 7:00 p.m. Members present were Dan Lamont, and Robert Pulford, and alternate, Bruce Weller. Also present was zoning enforcement officer, Debbie Brydon.

Chairman LeGeyt sat Bruce Weller for Paul Duran.

PUBLIC HEARING:

Application submitted by Peter D. and Sarah A. Ferraresso, applicant/owners for property located at 101 River Road. A variance to Article IV, section 193-28 of the Zoning Regulations, allowing for a reduction to 2.9 feet for a side yard setback for construction of a garage.

The public hearing was opened at 7:15 pm. Staff read the legal notice into the record. Applicant, Peter Ferraresso presented a map to the commission and showed them where the present barn was located at 2.9 feet from the side yard. Mr. Ferraresso wants to demolish the present barn which is over 100 years old and replace with a new garage adding an additional 80 square feet. The lot size is only .74 acres and the location of the septic tank and leaching fields, as well as the filled in in ground pool leaves no other feasible alternative for a garage location. All the neighbors were noticed and no one had any objections. The new garage will be 2.9 feet from side yard starting at the overhang of the roof line of the new garage. A portion of the new garage will be conforming.

PENDING APPLICATIONS:

Application submitted by Peter D. and Sarah A. Ferraresso, applicant/owners for property located at 101 River Road. A variance to Article IV, section 193-28 of the Zoning Regulations, allowing for a reduction to 2.9 feet for a side yard setback for construction of a garage.

Lamont made a motion to approve the 2.9 side yard setback, as per oral and written testimony and due to the hardship of the location of the septic, leaching fields and compromised soil, seconded by Pulford.

After a brief discussion, the Chairman asked for a vote. The board members unanimously approved the 2.9 side yard variance.

Approval of Minutes: Weller made a motion to approve the minutes of December 3, 2014, seconded by Lamont and unanimously approved.

Correspondence: None

Weller moved to adjourn at 7:55 p.m. Pulford seconded and the motion passed unanimously.

Approved _____ Date _____
Bob Pulford -secretary