

**COVENTRY ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY, APRIL 19, 2016**

CALL TO ORDER:

By: Chicoine

Time: 6:58 p.m.

Place: Town Hall Annex

ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Raymond Chicoine, Chairperson	X	
	Carol Chipkin	X	
	JoAnn Watson, Vice Chairperson		X
	William Riordan, Secretary	X	
	Claire Twerdy	X	
ALTERNATE MEMBERS:	Stephen Curtiss		X
	Suzanne Pollinger	X	
	William Bonney	X	
OTHER:	Mason Perrone, Zoning Enforcement Officer	X	

Pollinger was seated for Watson; Bonney was seated for Chicoine for the first hearing as Chicoine recused himself as being an abutting neighbor. Chipkin to act as Chairperson for the first hearing.

READING OF LEGAL NOTICES:

Riordan, Secretary, read the legal notice.

EXPLANATION OF PROCEDURES

Chicoine, Chairperson, explained the procedures to the public.

PUBLIC HEARINGS:

- 1. #16-04Z – Application of John and Irene Rebick, applicants and owners, requesting a variance of Section 5.07.04(ii) to allow a 1-foot encroachment of the minimum 30-foot**

separation distance between nonconforming structures for a 4.5 foot vertical extension at 140 Lakewood Drive (Assessor's Map P, Block 23, Lot 183) LR Zone.

The applicants plan to move the house off of piers it has been on since being built in order to put a foundation in. This plan will not impair anyone's view of the lake. The structure will be 17' in height when completed. The current deck is not being modified; the stairs will be repaired only. It does not encroach on set backs.

Audience of Citizens:

A gentleman in the audience stated that he feels this is a good idea.

Motion: To approve application #16-04Z – Application of John and Irene Rebick, applicants and owners, requesting a variance of Section 5.07.04(ii) to allow a 1-foot encroachment of the minimum 30-foot separation distance between nonconforming structures for a 4.5-foot vertical extension at 140 Lakewood Drive (Assessor's Map P, Block 23, Lot 183) LR Zone.

The hardship being that the house predates the zoning regulations.

By: Chipkin

Seconded: Riordan

For: Chipkin, Twerdy, Riordan, Pollinger, Bonney

Against: None

Abstain: None

2. #16-05Z – Application of Close, Jensen, & Miller, P.C., applicant Martin F. Pietrycha, owner, requesting a variance of Section 4.01 to allow for a lot line revision between two nonconforming lots at 242 Pine Lake Drive (Assessor's Map S, Block 1, Lot A1-2) and 226 Pine Lake Drive (Assessor's Map S, Block 5, Lot 1) LR Zone.

Paul Humphries, licensed surveyor was present. Wells Fargo Bank owns 226 Pine Lake Drive. When a survey was done several encroachments for found on 242 Pine Lake, including a stockade fence, a portion of the deck, a concrete slab, and shed. The encroachment is just under 10'. The septic field for 226 was allowed on 242 by the Town. The attorney for Wells Fargo states in a letter that owner Pietrycha has verbally agreed to the lot line revision. A copy of this letter was shared with the members. A written contract has not been entered into at this time.

Encroachment has been since 1987. By right 226 could take the area by adverse possession. Humphries stated that Well Fargo Bank did not want to travel that path.

ZBA will continue this hearing until the next meeting. Staff will obtain additional information regarding the property transfer.

Motion: To continue hearing #16-05Z until the next regular meeting in order for Staff to receive a written confirmation stating that both property owners are in agreement with the lot line revision.

By: Twerdy

Seconded: Riordan

For: Chipkin, Twerdy, Riordan, Pollinger, Bonney

Against: None

Abstain: None

OLD BUSINESS:

None

NEW BUSINESS:

1. Approval of Minutes – March 22, 2016 special meeting

Motion: To approve the minutes of the March 22, 2016 meeting.

By: Twerdy

Seconded: Watson

For: Chicoine, Chipkin, Twerdy, Riordan, Pollinger

Against: None

Abstain: None

ADJOURNMENT:

Motion: Move to adjourn at 7:32 p.m.

By: Twerdy

Seconded: Riordan

For: Chicoine, Chipkin, Twerdy, Riordan, Pollinger

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.