

**COVENTRY ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY, OCTOBER 18, 2016**

CALL TO ORDER:

By: Chicoine

Time: 7:03 p.m.

Place: Town Hall Annex

ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Raymond Chicoine, Chairperson	X	
	Carol Chipkin		X
	Open		
	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	

READING OF LEGAL NOTICES:

Riordan, Secretary, read the legal notice.

EXPLANATION OF PROCEDURES

Chicoine, Chairperson, explained the procedures to the public.

PUBLIC HEARINGS:

- #16-11Z – Application of Buddy and Elizabeth Strede, applicants, for owner Emil F. Strede, requesting a variance of Sections 4.01, 4.02.02, 4.02.03, and 4.04.02 for a lot line**

modification between 27 Springdale Avenue (Assessor's Map L, Block A, Lot 1A4) and 26 Lamotte Road (Assessor's Map L, Block A, Lot 1A3/1A2) LR Zone.

Buddy Strede and Liz Strede were present. The green cards were turned in.

They are requesting a modification to the lot line. This will bring the lot coverage to under 10% for each of the parcels. The right-of-way will remain, as will the drainage piping.

Staff informed the Members that because this lot was under an acre the parcels were automatically merged under regulations. This is not recorded on the land record and the lots are still taxed separately. If this lot line modification is approved, it will be recorded on the Land Records. A deed change will be required also.

The hearing is closed.

Curtis was seated for the Open position; Bonney was seated for Chipkin.

Motion: Move to approve #16-11Z – Application of Buddy and Elizabeth Strede, applicants, for owner Emil F. Strede, requesting a variance of Sections 4.01, 4.02.02, 4.02.03, and 4.04.02 for a lot line modification between 27 Springdale Avenue (Assessor's Map L, Block A, Lot 1A4) and 26 Lamotte Road (Assessor's Map L, Block A, Lot 1A3/1A2) LR Zone.

Hardship: The decision is neutral in regards to lot size and improves the lot coverage for both properties; this is due to the merger clause of the regulations preventing a quick claim.

By: Chicoine

Seconded: Riordan

For: Curtiss, Riordan, Chicoine, Bonney, Twerdy

Against: None

Abstain: None

OLD BUSINESS:

None

NEW BUSINESS:

1. Approval of Minutes – September 20, 2016 meeting

Motion: To approve the minutes of the September 20, 2016 meeting.

With the following correction:

- On page 2 of 4, second sentence – change the second “he” to “his”.

By: Riordan

Seconded: Twerdy

For: Riordan, Bonney, Chicoine, Curtiss

Against: None

Abstain: Twerdy

ADJOURNMENT:

Motion: To adjourn at 7:38 p.m.

By: Twerdy

Seconded: Bonney

For: Riordan, Bonney, Chicoine, Curtiss, Twerdy

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.