

**COVENTRY ZONING BOARD OF APPEALS  
MINUTES  
REGULAR MEETING OF TUESDAY, JUNE 16, 2020**

**CALL TO ORDER:**

By: Rossignol

Time: 7:03 p.m.

Place: Virtual

**ROLL CALL:**

		<b>PRESENT</b>	<b>ABSENT</b>
<b>REGULAR MEMBERS:</b>	Elizabeth Bauer, Secretary	X	
	Monika Debowska		X
	Frank Infante		X
	Courtney Rossignol, Chairperson	X	
	Claire Twerdy, Vice Chairperson	X	
<b>ALTERNATE MEMBERS:</b>	Thomas Boudreau	X	
	Mike Gerrity	X	
	Valdis Vinkels		X
<b>STAFF:</b>	Mark Landolina, ZEO	X	

Gerrity and Boudreau were seated.

**READING OF LEGAL NOTICE(S):**

Bauer, Secretary, read the legal notice into the record.

**EXPLANATION OF PROCEDURES**

Rossignol, Chairperson, explained the procedures to the public.

**PUBLIC HEARINGS:**

- #20-06Z – Application of property owners Kathleen Anne and Emily Anne Carpenter, and applicant John LaRose, requesting a variance of Table 4.04A Dimensional Require-**

**ments to construct an in-law addition encroaching the front line setback at 191 Woodbridge Road, Coventry, CT 0628 (Assessor's Map 21, Block 18, Lot 5) Gr-80 & R/A Zone.**

Emily Ann Carpenter and John LaRose, 191 Woodbridge Road, were present. Mr. LaRose spoke about the setback variance. Basically, there is only one area to build an addition due to the location of the septic system and the well.

Twerdy asked what LaRose's status is with this property. He is Emily Anne's husband. The application indicates the septic tank is on one side and indicated are two wells. The survey shows only one well. Mr. LaRose indicated the other one is a hand dug stone well that is no longer used. It is about 20' from the current one. The septic is on pool side of the house about 15' from the house.

Rossignol asked the applicants to state the hardship. LaRose stated three sides of the house would be unbuildable with the location of the well and septic and the house is 32' off the front setback.

Boudreau asked if consideration was given to eliminate the covered deck which would be at 45.5' instead of 41'? Mr. LaRose stated we would if we have to, but we would like the covered deck.

Staff clarified the decks needs to adhere to the same setbacks as the house. Mr. LaRose commented 28' is not much for an in-law suite.

Audience of Citizens:

Roberta Wilmot, 317 Woodbridge Road – She believes the variance is needed for the left hand corner. It seems to her the covered porch is the bigger part of the variance. If the covered porch were not there the distance would be 45.5'. The property lot coverage is currently at 5.3%; 10% is allowable in the R/A zone. The carriage house is where the mother-in-law currently lives with too many stairs for her. The building noted as a shed is the chicken coop.

Wilmot stated her objection to the in-law apartment as there is a dwelling already on the property that could house a relative. There are other means than stairs of access, such as electric chairs. LaRose is not sure a chairlift could be installed on an exterior or if we could enclose the stairwell.

Jim DeRagont, 304 Woodbridge Road – Was present.

Bauer asked if there are any plans for the existing structure (carriage shed)? LaRose indicated it would be left as is to be used for company and visiting relatives. They will not rent it out.

The hearing is closed.

**Motion:** I move the Coventry Zoning Board of Appeals approve application 20-06Z – Motion to approve application of property owners Kathleen Anne and Emily Anne Carpenter, and applicant John LaRose, requesting a variance of *Table 4.04A Dimensional Requirements* to construct an in-law and deck addition encroaching (9) feet into the front line setback at 191 Woodbridge Road, Coventry CT 06238 (Assessor’s Map 21 Block 18 Lot 5) GR-80 & R/A Zone.

The hardship being: The restrictions on the existing property limiting the access.

By: Bauer

Seconded: Boudreau

Discussion: Bauer’s thought is that looking at the existing guest house is significantly smaller than the addition. If the addition was the same size it appears they would be in the setback. LaRose reported Kathleen Carpenter is the co-owner of that house. Twerdy stated this discussion can only be between the ZBA members.

For: Rossignol, Boudreau, Twerdy

Against: Bauer, Gerrity

Abstain: None

The motion fails.

Staff commented there is a 15 day appeals period. After that time other options can be discussed.

## **NEW BUSINESS/DISCUSSION**

### **1. Approval of May 19, 2020, Regular Meeting**

**Motion:** Move the Coventry Zoning Board of Appeals approve the minutes of the May 19, 2020, Regular Meeting minutes.

By: Boudreau

Seconded: Twerdy

For: Rossignol, Boudreau, Gerrity

Against: None

Abstain: Bauer, Twerdy

## **ADJOURNMENT:**

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

By: Twerdy

Seconded: Bauer

For: Gerrity, Twerdy, Bauer, Rossignol, Boudreau  
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.