

**COVENTRY ZONING BOARD OF APPEALS  
MINUTES  
REGULAR MEETING OF TUESDAY, APRIL 20, 2021**

**CALL TO ORDER:**

By: Rossignol

Time: 7:04 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>	Alexa Gorlick, ZEO	X	

Gerrity seated for Debowska  
Boudreau seated

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

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

**EXPLANATION OF PROCEDURES**

Rossignol, Chairperson, explained the procedures to the public.

## **PUBLIC HEARINGS:**

- #ZBA-21-3 – Application of Jonathan Casado (Sabrina Pools), owner Christopher Stacer’s representing agent, requesting a variance of Table 4.12.05. Dimensional Requirements (Rear Yard Setback 50’ required – 37’ proposed), to construct a 12’ x 24’ pool house and a variance of Section 4.12.05 Lot Coverage (15% allowed – 19.72% proposed), to construct a 12’ x 24’ pool house and a 18’ x 36’ in- ground pool at 86 Stonecroft Lane, Coventry, CT 06238 (Assessor’s ID # R06217) GR80 Zone.**

Christopher Stacer explains his project. He explains that the project will go over his maximum lot coverage and that a rain garden will compensate for this. He will be removing a shed that is on the property as well. He has already received approval from Wetlands for this project.

There are no questions

### Audience of Citizens:

No one was present to speak.

The hearing is closed.

**Motion:** : I move the Coventry Zoning Board of Appeals approve application #ZBA-21-3 – Application of Jonathan Casado (Sabrina Pools), owner Christopher Stacer’s representing agent, requesting a variance of Table 4.12.05. Dimensional Requirements (Rear Yard Setback 50’ required – 37’ proposed), to construct a 12’ x 24’ pool house and a variance of Section 4.12.05 Lot Coverage (15% allowed – 19.72% proposed), to construct a 12’ x 24’ pool house and a 18’ x 36’ in- ground pool at 86 Stonecroft Lane, Coventry, CT 06238 (Assessor’s ID # R06217) GR80 Zone.

The hardship being: Insufficient usable lot space due to septic location

By: Twerdy

Seconded: Boudreau

Discussion: Twerdy states that the applicant already received approval and complied with request from Wetlands.

For: Bauer, Twerdy, Boudreau, Gerrity, Rossignol

Against: None

Abstain: None

The motion passes.

## **NEW BUSINESS/DISCUSSION**

- Approval of March 16, 2020 Regular Meeting Minutes**

**Motion:** I move that the Coventry Zoning Board of Appeals approve the minutes of the March 16, 2021 regular meeting.

By: Bauer

Seconded: Twerdy

Discussion: None

For: Bauer, Twerdy, Boudreau, Gerrity, Rossignol

Against: None

Abstain: None

**ADJOURNMENT:**

**Motion:** Move to adjourn at 7:24 p.m.

By: Boudreau

Seconded: Bauer

Respectfully Submitted,

**Alexa Gorlick**

Alexa Gorlick, ZEO

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.