

Agenda
Tolland Zoning Board of Appeals
21 Tolland Green, Tolland, CT
Thursday, September 28, 2023 at 7:00 p.m., 6th floor – Council Chambers

1. Call to Order
2. Seat Alternate(s)
3. Public Hearing(s)
 - 3.1. **ZBA #23-4 404 Old Stafford Road** - Variance request from section 17-2. C to allow a 14 x 30 shed 36 feet from the property line where 60 feet is required. Zone: RDD. MBL: 15/K/001. Applicant: Joshua Ratti.
4. Business Meeting
 - 4.1. Possible action on ZBA #23-4.
5. Approve Minutes - August 24, 2023 Regular Meeting
6. Other Business
7. Adjournment

To join the Zoom Meeting, either click:

<https://us02web.zoom.us/j/8608713602?pwd=cXZLNQ9SWV1vNkNjZU9NYUxCd2xiUT09>

One tap mobile: +16469313860,,8608713602#,,, *06084#

Or call: 1-929-205-6099 and input:

Meeting ID: 860 871 3602

Passcode: 06084



TOWN of TOLLAND/ 21 tolland green, tolland connecticut 06084

Zoning Board of Appeals

LEGAL NOTICE
TOLLAND ZONING BOARD OF APPEALS

The Zoning Board of Appeals will hold a public hearing on September 28, 2023 at 7:00 p.m to consider the following application:

ZBA 23-4 404 Old Stafford Road - Variance request from section 17-2. C to allow a 14 x 30 shed 36 feet from the property line where 60 feet is required. Zone: RDD. MBL: 15/K/001. Applicant: Joshua Ratti.

A copy of this application is available on file and available for review in the Planning and Building Department at 21 Tolland Green. At this hearing, public comments will be heard and written communications received.

To be advertised twice in the Journal Inquirer: Once on: Friday, September 15, 2023
Once on: Monday, September 25, 2023



TOWN OF TOLLAND
APPLICATION FOR VARIANCE
 Zoning Board of Appeals

App. # _____

Property Information

Property Address: 404 Old Stafford Rd

Property Owner: Joshua Ratti

Zone: _____ Map/Block/Lot: _____

Applicant Information

Name: (if different than above) (same)

Address: (if different than above) _____

Phone Number: (860) 706-6092 Email Address: jratti354@aol.com

Variance Requested

Describe variance being requested and hardship (self-created, financial or cosmetic issues are not hardships):

Applying for this variance is needed due to the limitation on my property of required footage to property boundaries. Requesting to place a 14' X 30' Klotter farm shed indicated on Map with an "X"

Section of Zoning Regulations to be Varied: _____

All of the above statements and the statements contained in any documents and plans submitted herewith are true to the best of my knowledge:

Applicant Signature: Joshua Ratti Date: 8-24-23

Owner Signature: _____ Date: _____

A separate letter or email from owner authorizing permission to apply for a variance is also acceptable.

The fee in the amount of \$260 plus \$60 State fee (Residential) or \$360 plus \$60 State fee (Non-Residential) must be submitted to be considered a complete application.

9 copies of a sketch / plot plan clearly showing the proposed location of the structure, property lines, and distance to property lines must accompany this application along with the appropriate fee. Please consult with staff.

OFFICE USE ONLY

Fee Amount: \$320.00 Official Date of Receipt: 09/07/2023

Form of Payment: CHECK Public Hearing Set for: 09/28/2023

Date Submitted: _____ Decision Date: _____
 (stamp) Decision: _____

RECEIVED
 SEP 07 2023
 BY: ame

RECEIVED Aug 12 1971 9:29 AM

Attest *Maria Lucia Pileone* Town Clerk

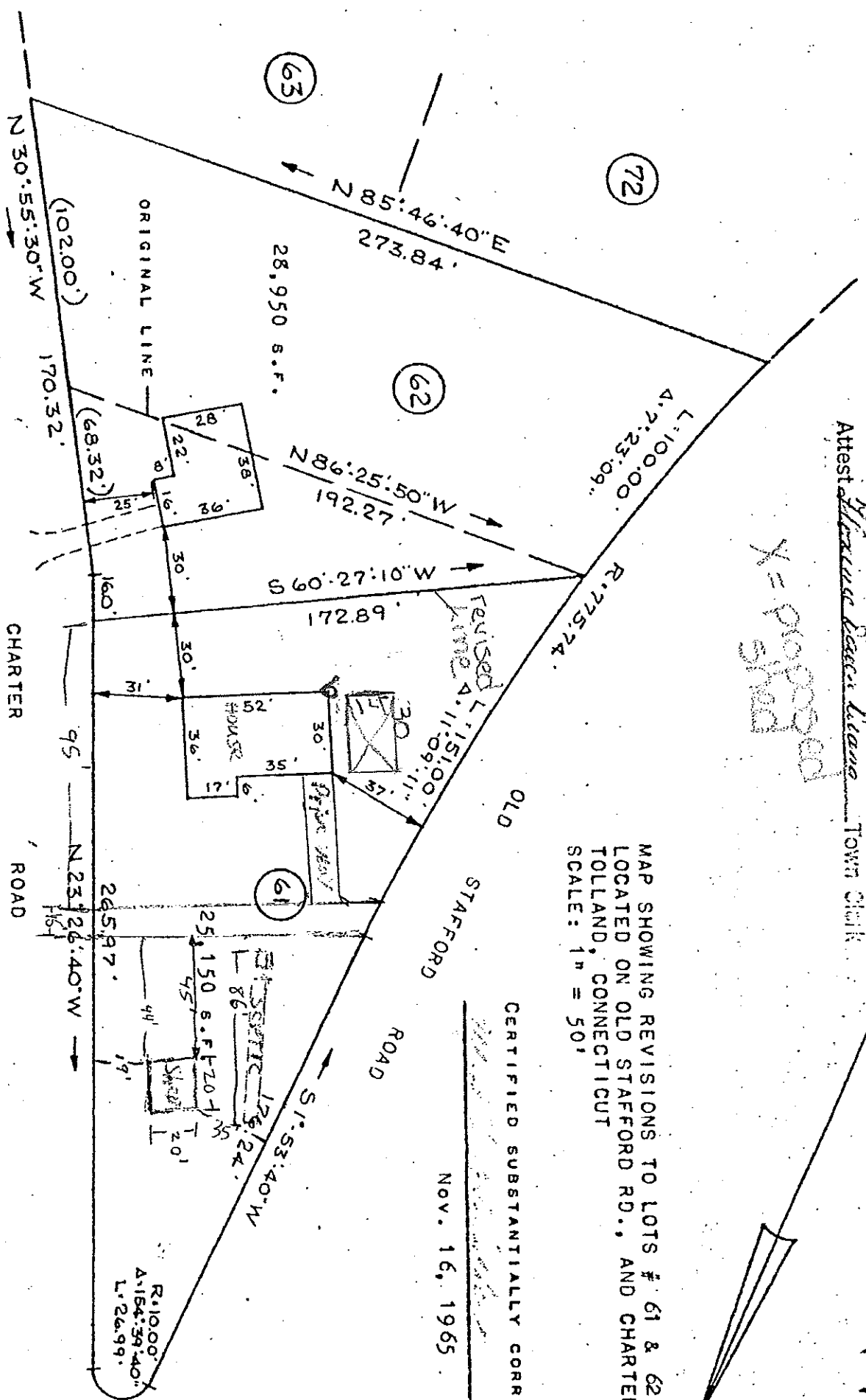
X = proposed street

10/48

MAP SHOWING REVISIONS TO LOTS # 61 & 62
LOCATED ON OLD STAFFORD RD., AND CHARTER
TOLLAND, CONNECTICUT
SCALE: 1" = 50'

CERTIFIED SUBSTANTIALLY CORRECT

Nov. 16, 1965



ALFRED E. SCHINDLER
LAND SURVEYOR
MILINGTON, CONN.



REFERENCE TO MAP ENTITLED: " SUBDIVISION MAP
PROPERTY OF MARY J. VENDRILLO TOLLAND, CONN.
APRIL 26, 1957 SCALE 1" = 100' MORTON S.
FINE, CIVIL ENGINEER & LAND SURVEYOR "

**ZONING BOARD OF APPEALS
TOLLAND, CONNECTICUT
REGULAR (HYBRID) MEETING MINUTES OF AUGUST 24, 2023**

MEMBERS PRESENT: Claudette Morehouse, Chair
Ben Chevalier, Vice Chair
Mike Martel
Nate Carlson
Jean Fiske, Alternate (remote)

OTHERS PRESENT: Michael D'Amato, AICP, CAZEO
Louis & April Marchigiano, applicants
Sierra DeCarli & Tracy DeCarli, applicants
Public (remote)

1. CALL TO ORDER

Claudette Morehouse, Chair, called the meeting to order at 7:00 p.m. in Council Chambers. The Pledge of Allegiance was recited.

2. SEAT ALTERNATES

A quorum was established with Claudette Morehouse, Chair; Ben Chevalier, Vice Chair; Mike Martel, Nate Carlson and seating alternate member Jean Fiske for Bob Burns.

3. PUBLIC HEARINGS

Claudette Morehouse explained the two-part process of the public hearings. Ben Chevalier read the legal notice.

MOTION: Claudette Morehouse/Ben Chevalier to open the public hearing for ZBA #23-2. All were in favor. Motion carried.

3.1 **ZBA #23-2 – 17 Walbridge Hill Road** – Variance request from Section 17-2.C.1 to allow a 22' x 24' garage to be 10 feet from the side property line where 25 feet is required. Zone: RDD. Map/Block/Lot: 29/L/018. Applicants: Louis and April Marchigiano. *Continued from June 22, 2023.*

Louis and April Marchigiano of 17 Walbridge Hill Road attended the hearing. Louis Marchigiano said they would like to put up a two-car metal garage, but the closest part of it will be 10 feet from the side property line where 25' are required. The front of it will be about 14 feet from the side property line. He said the hardship is due to the fact that the other side of the property is wetlands and the septic tank and leech field are in the back of the property. He provided certified notices to his neighbors.

Claudette Morehouse asked if this would be a detached garage. Louis Marchigiano said it will be. Nate Carlson asked if it would need a foundation. Louis Marchigiano said it would not. It would not have a floor and would be going over the existing asphalt driveway.

Michael D'Amato said no correspondence was received regarding this application. There were no further questions or comments from the Board.

MOTION: Claudette Morehouse/Ben Chevalier to close the public hearing for ZBA #23-2. All were in favor. Motion carried.

3.2 **ZBA #23-3 – 12 Old Stafford Road** – Variance request from Section 17-2.C.1 to allow an above ground pool to be 30 feet from the front property line where 75 feet is required. Zone: VCZ. Map/Block/Lot: 12/F/003. Applicant: Sierra DeCarli and Tracy DeCarli.

MOTION: Claudette Morehouse/Ben Chevalier to open the public hearing for ZBA #23-3. All were in favor. Motion carried.

Sierra DeCarli and Tracy DeCarli of 12 Old Stafford Road attended the hearing. Sierra DeCarli noted that they are asking for a lesser variance than was advertised. She said the above-ground pool was installed 36 feet from the front property line where 75 feet is required so they are looking for a 39-foot variance. She said they had installed the pool on the advice of the builder and the sanitarian, Chris Buter of Eastern Highlands Health District. She said it had been explained to them that they could not put the pool further back because of the location of the leech field. Tracy DeCarli said Chris Buter came out to their property twice and okayed the location. He had told them they could not cut any more into the hill because of the leech field.

Michael D'Amato noted that this is a small lot, only .46 acres in size. He also confirmed that certified receipts of notification were received and that signs were put up on the property. He said no correspondence regarding this application was received.

Jean Fiske asked if any fencing around the pool was required. Tracy DeCarli said she did not believe so, as it is above ground, but it will have a deck as well as a pool alarm and lock. There were no further questions or comments.

MOTION: Claudette Morehouse/Ben Chevalier to close the public hearing for ZBA #23-3. All were in favor. Motion carried.

4. BUSINESS MEETING

MOTION: Claudette Moreshouse/Ben Chevalier to open the Business Meeting. All were in favor. Motion carried.

Discussion and possible decision on ZBA #23-2 – The Board agreed to approve.

MOTION: Ben Chevalier/Claudette Morehouse to approve ZBA #23-2 to allow a variance from Section 17-2.C.1 to allow a 22' x 24' garage to be no closer than 10 feet from the side property line where 25 feet is required. Zone: RDD. Map/Block/Lot: 29/L/018. The hardship is

due to the location of wetlands and septic system on the property. All were in favor. Motion carried.

Ben Chevalier reminded the applicants to return their signs to the Planning Office. He said they should receive their variance paperwork in the mail within two weeks.

Discussion and possible decision on ZBA #23-3 – The Board agreed to approve.

MOTION: Claudette Morehouse/Ben Chevalier to approve ZBA #23-3 for a variance from Section 17-2.C.1 to allow an above ground pool to be no closer than 36 feet from the front property line where 75 feet is required. Zone: VCZ. Map/Block/Lot: 12/F/003. The hardship is due to the location of the leech field on the property. All were in favor. Motion carried. The applicants were requested to return their signs also.

5. **APPROVE MINUTES** – February 23, 2023 Regular Meeting

MOTION: Claudette Morehouse/Ben Chevalier to approve the February 23, 2023 Regular meeting minutes as written. All were in favor. Motion carried.

6. **OTHER BUSINESS**

Michael D’Amato said he has not received any applications yet for next month. Claudette Morehouse noted that the PZC has done a number of text amendments in recent months and asked when they might be getting an updated version of the Zoning Regulations. Michael D’Amato noted the Zoning Regulations are updated promptly online so they can refer to them if necessary. He said new copies could be printed up.

Mike Martel asked if anything had changed with the training requirements that they understood needed to be completed by the end of the year. Michael D’Amato said there have been no changes. The Board discussed the online training available through UConn CLEAR as the most convenient to utilize. Mike Martel forwarded a link to Claudette Morehouse for it.

7. **ADJOURNMENT**

MOTION: Claudette Morehouse/Ben Chevalier to adjourn the meeting and pay the clerk at 7:38 p.m. All were in favor. Motion carried.

Respectfully submitted,

Annie Gentile
Clerk