

Agenda
Tolland Zoning Board of Appeals
21 Tolland Green, Tolland, CT
Thursday, January 25, 2024 at 6:00 p.m., Conference Room B

1. Call to Order
2. Pledge of Allegiance
3. Seat Alternate(s)
4. Public Hearing(s)
 - 4.1. **ZBA #24-1 – 17 Walbridge Hill Road** – Variance request from Section 17-2.C.1 to allow a 22' x 24' garage to be 7 feet from the side property line where 25 feet is required. Zone: RDD. Map/Block/Lot: 29/L/018. Applicant: Louis and April Marchigiano.
5. Business Meeting
6. Approve Minutes - November 30, 2023 Regular Meeting
7. Other Business
8. Adjournment

To join the Zoom Meeting, either click:

<https://us02web.zoom.us/j/8608713602?pwd=cXZLNQ9SWVlvNkNjZU9NYUxCd2xiUT09>

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 January 25, 2024 at **6:00 p.m** to consider the following application:

ZBA #24-1 – 17 Walbridge Hill Road – Variance request from Section 17-2.C.1 to allow a 22' x 24' garage to be 7 feet from the side property line where 25 feet is required. Zone: RDD.
Map/Block/Lot: 29/L/018. Applicant: Louis and April Marchigiano.

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: Saturday January 13, 2024

Once on: Monday, January 22, 2024



TOWN OF TOLLAND
APPLICATION FOR VARIANCE
 Zoning Board of Appeals

App. # 24-1

Property Information

Property Address: 17 Walbridge Hill RD
 Property Owner: Louis and April Marchigiano
 Zone: RDD Map/Block/Lot: 29/L/018

Applicant Information

Name: (if different than above) _____
 Address: (if different than above) _____
 Phone Number: (860) 870-1609 Email Address: Lou@marchigiano.net

Variance Requested

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

We were previously approved for variance on a 2 car metal detached garage. After a recent survey, we found that the distance from the property line is 7 ft 7 in instead of what i had estimated to be 10 ft based on existing land charts. Our 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.

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: L. Marchigiano Date: 01/04/23

Owner Signature: L. Marchigiano Date: 01/04/23

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: \$360.00 Official Date of Receipt: _____

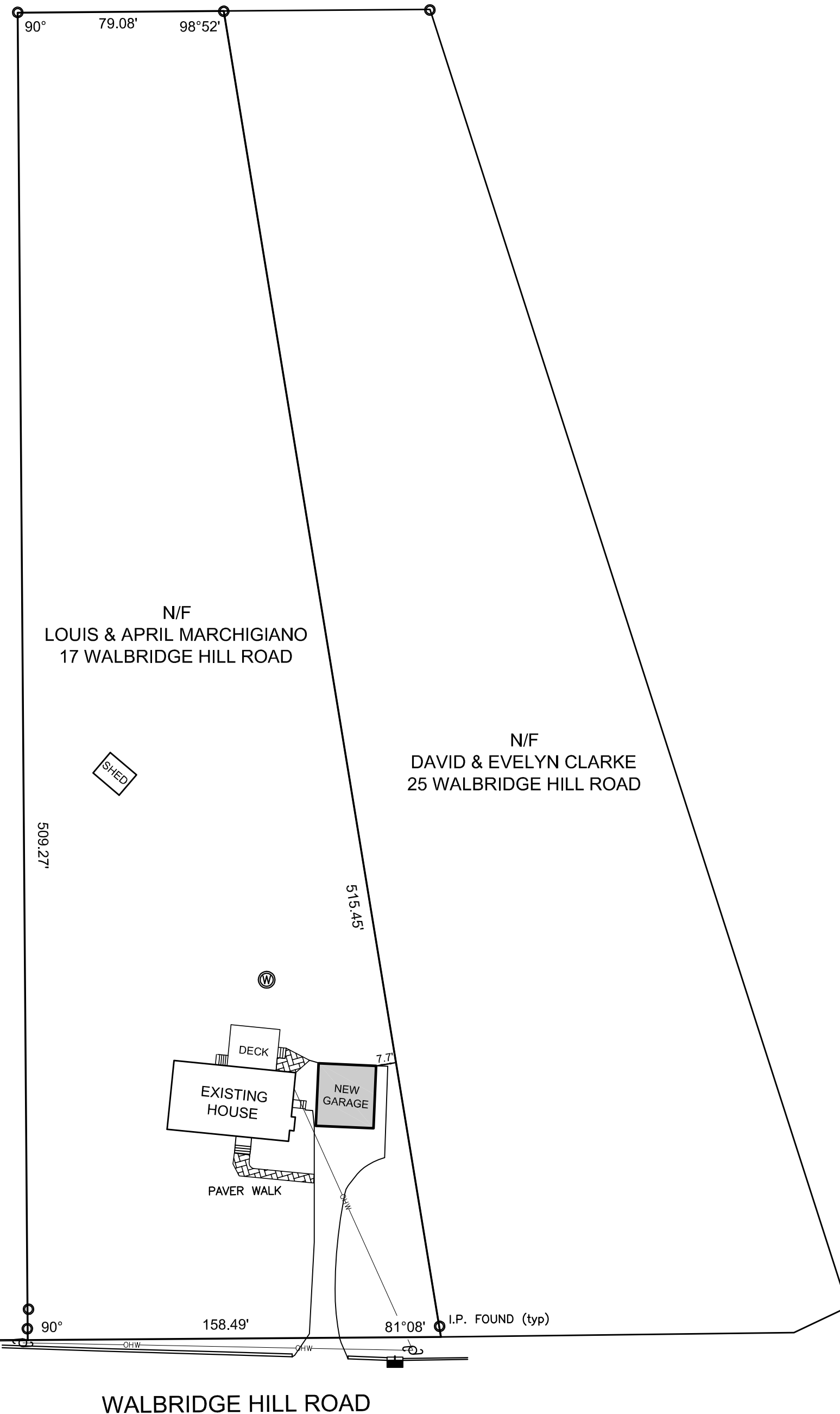
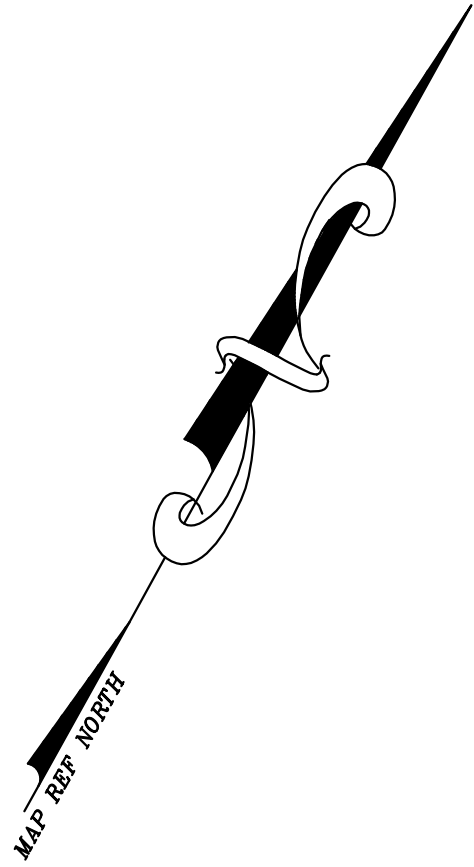
Form of Payment: Cheek #390 Public Hearing Set for: _____

Date Submitted: _____ Decision Date: _____

(stamp)

Decision: _____

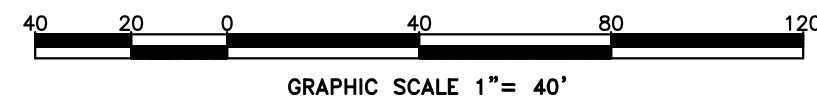
RECEIVED
 JAN 04 2024
 BY: CMS



WALBRIDGE HILL ROAD

LEGEND

- PROPERTY LINE
- IRON PIPE FOUND
- UTILITY POLE
- OVERHEAD WIRE
- BITUMINOUS CURB
- CATCH BASIN
- WELL



NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS AN ZONING LOCATION SURVEY AND A DEPENDANT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

THE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF THE NEWLY CONSTRUCTED GARAGE TO DEMONSTRATE ZONING COMPLIANCE.

2. MAP REFERENCE:

A. "PLAN OF TOLLAND SUMMITT SECTION "B" TOLLAND, CONN. SCALE: 1"=100' GROUS & CHRISTENSEN-OWNERS & DEVELOPERS BY: EVERETT O. GARDNER L.S. 4395 SEPT. 15, 1961 ROCKVILLE, CONN."

3. BEARINGS DEPICTED ON THIS PLAN ARE BASED ON THE SURVEY REFERENCED IN NOTE 2.A.

4. THIS PROPERTY IS LOCATED IN THE RDD ZONE.

5. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Eric R. Peterson
ERIC R. PETERSON

L.S. 23430
REGISTRATION NO.

ZONING LOCATION SURVEY

RECORD DRAWING

PREPARED FOR

LOUIS & APRIL MARCHIGIANO
17 WALBRIDGE HILL ROAD
TOLLAND, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS	BY				MAP NO.
	M.A.P.	SCALE	DATE	SHEET NO.	11312A
		1"=40'	12-21-2023	1 OF 1	







TOWN OF TOLLAND ZONING BOARD OF APPEALS

CERTIFICATE OF VARIANCE

Subject Parcel: 17 Walbridge Hill Road (MLB: 29/L/018)
Approval Date: August 24, 2023
Applicant: Louis and April Marchigiano
Owner of Record: Louis S. and April T Marchigiano
Land Records Reference: 0629/0140

APPROVED:

Variance request to allow a 22' x 24' garage to be no closer than 10 feet from the side property line where 25 feet is required.

Conditions: None

This approval has been granted subject to the conformance with the referenced plans (as may be modified by the Board and this approval) and the following conditions/modifications.

CERTIFICATION OF ACTION

I hereby certify that at a meeting on August 24, 2023, the Tolland Zoning Board of Appeals issued the above referenced approval.



Agent, Zoning Board of Appeals

8-30-23

Date

RECEIVED FOR RECORD
Sep 18, 2023 03:21:55P
KATHLEEN PAGAN
TOWN CLERK
TOLLAND, CT

**ZONING BOARD OF APPEALS
TOLLAND, CONNECTICUT
REGULAR (HYBRID) MEETING MINUTES OF NOVEMBER 30, 2023**

MEMBERS PRESENT: Claudette Morehouse, Chair (at start of meeting)
Mike Martel
Nate Carlson
Ben Chevalier
Jamie Davis

OTHERS PRESENT: Michael D’Amato, AICP, CAZEO
Public (remote)

1. CALL TO ORDER

Claudette Morehouse, Chair, called the meeting to order at 7:03 p.m. in Conference Room B. She confirmed with new Board member Jamie Davis that she was sworn in.

A quorum was established with Claudette Morehouse, Chair; Mike Martel, Nate Carlson, Ben Chevalier, and Jamie Davis.

2. ELECTION OF OFFICERS

MOTION: Claudette Morehouse/Ben Chevalier to nominate Mike Martel for Chair. All were in favor. Motion carried.

As the new Chair, Mike Martel took over leading the meeting.

MOTION: Mike Martel/Claudette Morehouse to nominate Ben Chevalier for Vice Chair. All were in favor. Motion carried.

MOTION: Claudette Morehouse/Ben Chevalier to nominate Jamie Davis as Secretary. All were in favor. Motion carried.

3. SEAT ALTERNATES

None.

4. PUBLIC HEARINGS:

None.

5. BUSINESS MEETING

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

5.1 2024 Meeting Schedule – The Board discussed the schedule. Meetings will remain at 7:00 p.m., for the most part on 4th Thursdays with a few exceptions to accommodate holidays.

MOTION: Claudette Morehouse/Ben Chevalier to approve the 2024 Meeting Schedule as presented. All were in favor. Motion carried.

6. APPROVE MINUTES – September 28, 2023 Regular Meeting

MOTION: Mike Martel/Nate Carlson to approve the September 28, 2023 Regular Meeting Minutes as written. All were in favor. Motion carried.

7. OTHER – The Board discussed required training that must be completed before the end of the year to stay in compliance. They will utilize the online videos from UConn that are available to them. It was uncertain if Jamie Davis needed to complete the training by the end of the year as she was just elected in November. However, Michael D’Amato said he will ask Cassandra Santoro to send her the UConn links for the online training.

8. ADJOURNMENT

MOTION: Ben Chevalier/Nate Carlson to adjourn the meeting and pay the clerk at 7:11 p.m. All were in favor. Motion carried.

Respectfully submitted

Annie Gentile
Clerk