

MEMORANDUM

To: Brian Smith, Chairman, Zoning Board of Appeals

From: Rebecca Augur, AICP, Director of Planning & Land Use Services

Date: January 21, 2022

Subject: Referral from Zoning Board of Appeals – Request of Richard Czarnecki for use variances from Section 7.1.a.1 Permitted Accessory Uses and Structures, to allow an accessory structure without a principal use and 7.1.b.2.k Special Accessory Uses – Storage Containers to allow the use of a storage container on a lot in a residence zone at Lot N-82 Hebron Avenue

At its regular meeting of January 18, 2022, the Town Plan and Zoning Commission reviewed the above-named referral from the Zoning Board of Appeals. The Commission separated the request and voted on the following motions:

Motion #1- MOVED, that the Town Plan and Zoning Commission provides a favorable referral to the Zoning Board of Appeals regarding the request of Richard Czarnecki for a use variance from Section 7.1.a.1 Permitted Accessory Uses and Structures, to allow an accessory structure without a principal use at Lot N-82 Hebron Avenue.

Motion #2 MOVED, that the Town Plan and Zoning Commission provides a favorable referral to the Zoning Board of Appeals regarding the request of Richard Czarnecki for a use variance from Section 7.1.b.2.k Special Accessory Uses – Storage Containers, to allow the use of a storage container on a lot in a residence zone at Lot N-82 Hebron Avenue.

Motion # 1 failed with 2 members voting in favor and 4 members voting against. Motion #2 also failed with 1 member voting in favor and 5 members voting against.

While members of the Town Plan and Zoning Commission appreciated the physical constraints of the lot making it infeasible for residential development. Some members had concerns with the appropriateness of a storage container in a residential zone.

Should you require any further information, please call me at (860) 652-7510.

RA:gfm

cc: Lincoln White, Building Official