

**GLASTONBURY ZONING BOARD OF APPEALS**  
***Regular Meeting Minutes of Monday, November 7, 2022***

The Glastonbury Zoning Board of Appeals with Mr. Lincoln White, Building Official, in attendance held a Regular Meeting on Monday, November 7, 2022 via ZOOM video conferencing.

**ROLL CALL**

**Board Members- Present**

Susan Dzialo, Vice-Chair  
Nicholas Kornis, Secretary  
Jaye Winkler  
Douglas Bowman, Alternate

**Board Members- Excused**

Brian Smith, Chairman  
David Hoopes  
Philip Markuszka, Alternate

Chairman Dzialo called the meeting to order at 7:07 pm and explained the public hearing process to the audience. Chairman Dzialo also noted that 4/5 votes are needed for an application to pass and there is a 15-day appeal period.

Due to technical difficulties, the meeting started late.

Chairman Dzialo seated Mr. Bowman as a voting member.

Secretary Kornis asked Mr. White whether the zone on the agenda is rural residence or country residence. Mr. White replied country residence.

Mr. White introduced the Board to Mr. Seon Altius who is the newly hired Zoning and Planning Technician. The Board welcomed Mr. Altius.

**Public Hearing**

- 1. Aleksandr Gorenbeyn of 27 Dorothy's Way is requesting an Exception of a fourth garage bay without the required 4500 sqft. House.**

Mr. White read the 1<sup>st</sup> application.

Ms. Winkler helped the applicant sign on to the Zoom meeting.

Mr. Aleksandr Gorenbeyn introduced himself for the record. He stated that he is looking to add a free standing 2-car garage which will bring the total number of garage spaces to 4. Mr. Gorenbeyn stated that he has 4 kids and the current 2-car garage is not enough space for his family. The brief presentation was concluded.

Mr. White asked the applicant if the number of garage doors would increase from 2 to 4. Mr. Gorenbeyn stated that he is not sure what is meant by a garage door and pointed out that some designs have large double doors. He stated that he would like to add another 2-car garage. Mr. Bowman suggested for the applicant to have a prototype that shows the design and dimensions of the structure. He noted that overhangs are something that have to be factored in and this would allow the Board to approve the application with the exact specifications and measurements. Mr. Bowman asked Secretary Kornis to weigh in on the matter. Secretary Kornis noted that the applicant signed into the meeting late and did not hear the option to defer the meeting due to the quorum. He remarked that, in the past, similar applications have been approved without all the details. Mr. White noted that the number of doors is the question at this point.

Ms. Winkler noted that, last month, the application with the guest house was approved. She explained that the applicant will still need a building permit and added that the Board has approved buildings without permits. Ms. Winkler pointed out that the application meets all of the property line setbacks. She remarked that she has been to the site and the configuration looks reasonable. She explained that it is also a question of safety and added that, with a circular garage, it is safer to have a detached garage off to the side. Secretary Kornis noted that the regulations do not mention doors. He read off a portion of the regulations that state "Dwellings containing less than 4,500 sq. ft. of gross finished floor area (excluding basements) may have a maximum of 3 garages and/or carport bays, except that the Zoning Board of Appeals may, as a special exception, grant approval for 1 additional garage and/or carport." Secretary Kornis explained that the regulations allow one additional garage or carport.

Mr. Gorenbeyn put up a rendering of a 2-car garage from the Kloter Farms website that will be similar to what he proposes. The proposed garage measures 20 feet by 24 feet. The garage has 2 doors. Mr. Gorenbeyn noted that the decorative cupola on top is an optional design feature. He stated that this rendering is in the ballpark of what he proposes. Mr. Bowman stated that he would like to thank Ms. Winkler for pointing out that the property conforms to all the setback requirements. Ms. Winkler asked if the applicant agreed to proceed with the application with only 4 members of the Zoning Board of Appeals. Mr. Gorenbeyn replied yes. Ms. Winkler noted that the application seems reasonable and added that the proposed 2-car garage would fit nicely in the lot and neighborhood. She remarked that the Board has frequently approved these kinds of garages. Chairman Dzialo asked the Board if there were any additional questions. *There were no additional questions.*

*The hearing was opened for public comment, either for or against the application, and seeing as no one came forward to speak, Chairman Dzialo closed public comment on the application.*

## **1) Action on Public Hearings**

### **1. Aleksandr Gorenbeyn of 27 Dorothy's Way is requesting an Exception of a fourth garage bay without the required 4500 sqft. House.**

***Motion by:*** Secretary Kornis

***Seconded by:*** Mr. Bowman

MOVED, that the Glastonbury Zoning Board of Appeals approves the application by Aleksandr Gorenbeyn of 27 Dorothy's Way in Country Residence Zone for a Special Exception as provided for in Section 7.1b.2b.1 to allow a fourth garage bay without the required 4,500 square feet in the main dwelling. The requirements of Section 13.9 have been met.

### **Discussion:**

Mr. Bowman stated that he was at the property and noted that the proposed structure would not have any adverse consequences to the neighbors. He added that the proposed structure would

enhance the property value. Mr. Bowman remarked that in Glastonbury a 1 or 2 car garage is no longer going to fit it. He noted that 2020 and 2021 were all about pools and stated that he thinks the next 5 years will be all about garages. Ms. Winkler agreed with Mr. Bowman's points. *There were no additional comments.*

**Result:** Motion passes unanimously. (4-0-0)

### **3) Acceptance of Minutes from October 3, 2022 Meeting**

**Motion by:** Mr. Bowman

**Seconded by:** Ms. Winkler

MOVED, that the Glastonbury Zoning Board of Appeals accepts the October 3, 2022 minutes as presented.

**Result:** Motion passes unanimously. (4-0-0)

#### **Discussion:**

Mr. White asked the Board if they accept the meeting dates for 2023. Ms. Winkler suggested changing January 2, 2023 to January 9, 2023. Chairman Dzialo pointed out that the January meeting for 2024 is scheduled for the 2<sup>nd</sup> as well. The Board agreed to move both January 2<sup>nd</sup> meeting dates to January 9<sup>th</sup>.

**Motion by:** Ms. Winkler

**Seconded by:** Chairman Dzialo

MOVED, that the Zoning Board of Appeals changes the meeting date to January 9<sup>th</sup> for 2023 and 2024.

**Result:** Motion passes unanimously. (4-0-0)

### **4) Adjournment**

***Motion by:*** Ms. Winkler

***Seconded by:*** Mr. Bowman

MOVED, that the Glastonbury Zoning Board of Appeals adjourns their regular Meeting of November 7, 2022 at 7:42 pm.

***Result:*** Motion passes unanimously. (4-0-0)

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Susan Dzialo, Chairman