

**ZONING BOARD OF APPEALS MEETING
GLASTONBURY, CONNECTICUT**

Monday September 11, 2023
REGULAR MEETING

7:00 PM

*Via Zoom Conference Call

Brian Smith – Chairperson
Susan Dzialo – Vice Chair
Nicholas Korn – Secretary

Jaye Winkler
David Hoopes

ALTERNATES: Douglas Bowman, Andy Zlotnick, Aaron White

PUBLIC HEARING

1. Scott & Rhonda Welch of 1966 New London Tpke. zone RR are requesting a special exception & a variance from section 7.1b.2.b.1. for the purpose of constructing a five bay garage that will replace a previous barn with the same two-story floor plan. The special exception allows for the fourth bay and the variance is required for the fifth bay.
2. Scott Dolan of 2390 Hebron Ave., representing VCRV LLC, exact property involved is 32 Roaring Brook Plaza zone PI, is requesting a location approval as provided in section 6.4.n & 13.2.c. The proposal is to reconstruct the former manufacturing building at 32 Roaring Brook Plaza into an auto body repair facility.
3. Amer & Carrie Skopic of 107 Stonepost Rd., exact property involved is 119 Ledgewood Dr. zone AA are requesting a variance from sections 4.4.7 & 4.4.8 to move the proposed house location further away from the wetland area on the site. The variance requests from sec. 4.4.7 is to reduce the side yard setback from 20 feet to 15 feet. The variance request from sec. 4.4.8 is to reduce the rear yard setback from 50 feet to 40 feet.
4. Justin & Ashley Curreri of 708 Goodale Hill Rd. zone RR is requesting a variance from section 4.2.6 and for the purpose of constructing an addition over an existing three car garage on the left side of the home. The variance is being requested to construct an addition to an existing nonconforming property, that will be nearer to the front lot line than the existing building.

REGULAR MEETING

1. Acceptance of Minutes of the August 7, 2023 Regular Meeting