

GLASTONBURY ZONING BOARD OF APPEALS
Meeting Minutes of Monday, August 5, 2024

The Glastonbury Zoning Board of Appeals, with Seon Altius, Zoning and Planning Technician, held a Regular Meeting on Monday, August 5, 2024 via ZOOM video conferencing.

ROLL CALL

Board Members- Present

Brian Smith, Chairman
Susan Dzialo, Vice-Chair
Nicholas Kornis, Secretary
Jaye Winkler
Douglas Bowman, Alternate (Seated)
Elizabeth Cafarella, Alternate

Board Members- Excused

Aaron White, Alternate
David Hoopes

Chairman Smith called the meeting to order at 7:02 pm and explained the public hearing process to the audience. Mr. Smith added that four out of five votes are needed for an application to pass and there is a 15-day appeal period. Mr. Smith seated Mr. Bowman as a voting member.

Secretary Kornis read the agenda item.

PUBLIC HEARING

- 1. Kuldeep Singh & Deepika Chhokar of 8 Willow Pond Court, Residence AA Zone are requesting a variance to Section 7.1a.2.c for the purpose of placing an accessory structure (shed 12-foot by 20-foot) 40 feet from the street on a corner lot where 50 feet is required.**

Mr. Kuldeep Singh provided a brief overview of the application materials and stated that the selected spot for the shed is the most logical. He said that he spoke with the neighbors about the placement of the shed and they were in agreement. Mr. Singh added that other placements do not work; that they are looking to put in a pool and pool house at some point. He noted that the corner lot limits placement of the shed and added that the shed will not be visible due to the tree line.

Vice-Chair Dzialo wanted to confirm that the variance request was for 10 feet. Mr. Singh replied yes and explained that the regulations state that 50 feet is required. Ms. Winkler asked about the height of the shed. Mr. Singh stated that the height is standard. Secretary Kornis remarked that the photos included with the application were helpful. He visited the property and did not see the public hearing sign. Mr. Singh replied that the sign was posted for the required duration and

only removed yesterday because the lawn had to be mowed. Ms. Winkler stated that she had seen the public hearing sign when she visited the property.

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

Ms. Winker said that the variance question was asked earlier and wanted to confirm that it is 10 feet. Mr. Singh explained that 50 feet is required and the shed will be placed 40 feet from the street, making it a 10-foot variance. Ms. Dzialo asked for clarification on the wording “street line” and added that normally it is the property line. Mr. Bowman explained that the lot is a corner property and the variance is 10 feet. There were no additional questions.

ACTION ON PUBLIC HEARING

- 1. Kuldeep Singh & Deepika Chhokar of 8 Willow Pond Court, Residence AA Zone are requesting a variance to Section 7.1a.2.c for the purpose of placing an accessory structure (shed 12-foot by 20-foot) 40 feet from the street on a corner lot where 50 feet is required.**

Motion by: Vice-Chair Dzialo

Seconded by: Secretary Korn

MOVED, that the Glastonbury Zoning Board of Appeals approves the application by Kuldeep Singh and Deepika Chhokar of 8 Willow Pond Court, Residence AA Zone for a variance from Section 7.1a.2.c to permit placement of a utility shed in a side yard of a corner lot and 40 feet from the street line where 50 feet is required resulting in a variance of 10 feet on the grounds that it is the most logical location with access from the driveway and is hidden from public view by a tree line. The additional criteria for decisions under Section 13.9 have been made.

Discussion: Ms. Dzialo remarked that a corner lot is difficult for homeowners to work with. She explained that the side yard requirement would have been met if the property did not sit on a corner lot. Ms. Dzialo reiterated that the proposed location works best for the placement of the shed and added that the request makes sense.

Mr. Bowman often drives past New London Turnpike and pointed out that the tree line is comprised of new plantings and is insufficient at providing screening. He explained that the shed is visible and in a high traffic area and added that it would set a bad precedent to vote in favor of this application.

Mr. Korn noted that the arborvitae plantings have not matured. Mr. Bowman said that they were put in 2 to 3 years ago. Mr. Korn added the arborvitae will grow and explained that the screening will happen over time.

Ms. Winkler noted that the ZBA has approved similar applications on corner lots and added that she understands Mr. Bowman’s reasoning. Ms. Winkler brought up an example of a swimming

pool that was approved on a corner lot. She added that the proposed shed placement is reasonable and speaks to the spirit of the corner lot. Mr. Bowman said that the ZBA did give a variance to a swimming pool on a corner lot in the Hebron Avenue area. Mr. Smith reported that application was a Toll Brothers development on a corner lot that had a fence and tree line.

Mr. Kornis will be voting in favor and added that he does not see anything objectionable. He remarked that he does not drive in that area as much and explained that New London Turnpike is a thruway and added that the shed will not be very visible.

Result: Motion passes (4-1-0), with Mr. Bowman voting against.

REGULAR MEETING

1. Acceptance of Minutes from July 1, 2024 meeting

Motion by: Secretary Kornis

Seconded by: Mr. Bowman

MOVED, that the Glastonbury Zoning Board of Appeals approves the July 1, 2024 minutes as presented.

Discussion: Mr. Smith noted that the vote to adjourn should be changed from (7-0-0) to (5-0-0). He explained that only the 5 voting members can take part in the vote to adjourn the meeting. The friendly amendment was accepted.

Result: Motion passes unanimously. (5-0-0)

2. Discuss In-Person vs. Zoom Meetings

Mr. Smith spoke about the flexibility of hybrid meetings and added that it is useful in case Board members or members of the public do not feel well. Mr. Altius said that there are no updates and added that the staff is still working on this. Ms. Winkler spoke about Public Act 22-3 which details requests for accommodation and described the Town Council public meeting process. She said that the moderators open the comments to those in person and those participating by Zoom. There was a brief discussion on the hybrid definition of a meeting and the technology used. Mr. Smith thanked Ms. Winkler and Ms. Dzialo on their efforts to transition to hybrid meetings. Ms. Winkler has spoken to the Town Clerk and was told that a ZBA schedule of the 2024 meetings was not provided. She said that switching the meetings to Wednesdays was one option and the other option was switching to the third Monday of the month. Ms. Caltagirone spoke about the staffing and the logistics required for the transition to hybrid meetings. She explained that coordination with IT is required and added that the department is short on staff. Ms. Caltagirone asked the Board for more time to allow staff to make sure the sound quality and recording are done properly. Ms. Caltagirone said that she will check with Lincoln White on the 2024 ZBA meeting dates and added that there should have been a vote. Mr. Smith said that he recalls a motion to vote on the dates and added that it would be in the minutes. There was continued discussion on the technology logistics, including the use of tripod cameras. Ms.

Winkler asked if the seating arrangement can be changed to make better use of the space for the public. Ms. Caltagirone said that this would have to be arranged by facilities and explained that Meeting Room A is reserved for smaller subcommittee meetings. She noted that the staff is working on trying to use Council Chambers for ZBA meetings. Mr. Smith said that the preference would be Council Chambers and added that some meetings have a large public turnout. There was continued discussion on the hybrid and in-person meeting format.

Mr. Bowman asked Ms. Caltagirone what would be a reasonable time frame for hybrid meetings. Ms. Caltagirone responded that it is an IT matter; that they were looking at January. She explained that the IT Manager discussed possible solutions that require less staffing and added that it is something IT is exploring. Ms. Dzialo explained that the ZBA has been entirely remote and brought up the issue of assisting those in the public who want to attend remotely. Ms. Caltagirone stated that the Town is able to accommodate requests from the public and added that it is required by law to accommodate those who cannot access Zoom from their home. She noted that Town Hall and the Library have computers and accommodations can be made. Ms. Dzialo asked the Board if they wanted to take a position on when to meet. She noted that Mr. Hoopes is not in attendance and asked the Board if the discussion should take place next month. Ms. Dzialo asked if the third Monday would work for the Board members. Mr. Smith asked if the third Monday interferes with another Board. Ms. Winkler replied that she checked with the Town Clerk and there are no conflicts. Mr. Smith asked the Board if they know Mr. Hoopes's meeting preference. Mr. Bowman read the minutes from last month and stated that either day is fine. The Board members discussed the meeting minutes and recalled that Mr. Aaron White preferred Wednesday, with Monday as an option that also works. Mr. Smith asked the Board to vote or express a preference to Ms. Caltagirone. Mr. Bowman suggested a non-binding resolution. Mr. Smith said that the vote is for the third Monday of the month. Ms. Winkler added that it would be for a hybrid meeting. The Board members in attendance all agreed on the third Monday of the month. There were no objections.

Motion by: Ms. Bowman

Seconded by: Secretary Korn

MOVED, that the Glastonbury Zoning Board of Appeals adjourns their Regular Meeting of August 5, 2024 at 7:58 pm.

Result: Motion passes unanimously. (5-0-0)

Respectfully Submitted,

Nadya Yuskaev

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Recording Secretary