

**TOWN OF POMFRET
ZONING BOARD OF APPEALS MINUTES
AUGUST 21, 2023, @ 7:00 PM
COMMUNITY CENTER**

Chairman opened the public hearing at 7:04 pm

1. Public Hearing

A. Susan Hatfield, 43 Woodstock Road, application for variance of Section 10.4 of the zoning regulations. Existing non-conforming corner lot with minimum area to build due to location of septic system. Would like to build a 2-car garage with lean-to and breezeway. B. Woodis of KWP & Archer was present to represent S. Hatfield and N. Leary. He said that the property is at the intersection of Woodstock Road and Freedley Road. Needs 60' frontage on 2 roads and has a large existing septic system and well. The primary hardship is the construction occurred in 1890, before zoning regulations began in 2003. E. Semmelrock mentioned that an office above the garage would have no bathroom, plumbing, nor running water. R. Galante asked by the lean-to is positioned where it is on the plan. N. Leary said that Sigfridson set it up in that position. R. Brais said this is a rural residential property and had a discussion with the Board regarding the septic trenches and moving the lean-to. The building will have a poured concrete floor. R. Brais noted this area has a lot of structures close to the road. There are no sightline issues. E. Semmelrock has a concern about the well, as it is so close to the driveway. D. Kellaway made a motion to close the Public Hearing. E. Semmelrock seconded. All in favor.

2. Regular Meeting

- A. Roll Call – Present:** R. Galante, D. Thompson, D. Kellaway, N. McNamara, E. Semmelrock, S. Anderson, R. Brais, N. Leary, and B. Woodis.
- B. Seat Alternates –** n/a
- C. Citizen's Comments –** none
- D. Items to add to the agenda**
 - 1) Pending Application**

Susan Hatfield, 43 Woodstock Road, application for variance of Section 10.4 of the zoning regulations. Existing non-conforming corner lot with minimum area to build due to location of septic

system. Would like to build a 2-car garage with lean-to and breezeway. D. Kellaway said that as long as everything looks good, the Board generally errs on the side of approval. R. Galante said every variance is its own entity. E. Semmelrock made a motion to approve the variance for 43 Woodstock Road as presented. D. Kellaway seconded. R. Brais stated that the reason for granting the variance is because this is an existing, undersized lot, that is heavily constrained. Vote was taken. All in favor. Motion passed.

E. Approve minutes of February 23, 2023 – E. Semmelrock made a motion to approve the minutes as submitted. N. McNamara seconded. All in favor.

3. New Business – none

4. Current Business - none

5. Other Business - none

A. Agenda items for next meeting - none

B. Citizen's Comments - none

6. Adjournment – E. Semmelrock made a motion to adjourn. D. Kellaway seconded. All in favor. Meeting adjourned at 7:34 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date:_____