

ZONING BOARD OF APPEALS

Regular Meeting Minutes

August 14, 2012

Oxford Town Hall

Call to Order

Chairman Richard Link called the meeting to order at 7:43 P.M.

Present

Larry Ellis, Paul Aiksnoras, Larry Ellis, Rocco Trungadi, *Jeff Holmes

Amendment to the Agenda - None

MOTION by Richard Link to recess the regular meeting. Second by Paul Aiksnoras. **Vote** - All ayes. Motion carried.

MOTION by Richard Link to open the public hearing. Second by Rocco Trungadi. **Vote** - All ayes. Motion carried.

Public Hearing - ZBA 2012-01

Chairman Richard Link read the Legal Notice.

Secretary Paul Aiksnoras reviewed the certified returned cards (21).

Michael O'Connell (applicant/owner) 80 Woodside Avenue, explained he was requesting a variance to add a small addition to the kitchen, located on the north side of the house. Half of the addition will exceed the footprint of the house. The proposal is for an additional seven feet and 40 inches to the kitchen. The addition will be flush with the existing entryway. The door will be relocated. There will be no foundation.

The ZBA reviewed the A2 survey and discussed the property pre-exists the zoning regulations and the house is not being made more non-conforming.

*Jeff Holmes arrived at 8 P.M.

Nancy Rogers, 80 Woodside Avenue, explained that the addition will be for a counter in the kitchen.

A letter dated 8/3/12 from Ed & Janis Hardy, 14 Wyant Road, stated they were in support of the applicant.

MOTION by Larry Ellis to close the public hearing and reopen the regular meeting. Second by Rocco Trungadi. **Vote** - All ayes. Motion carried.

Discussion and Possible Action on ZBA 2012-01

Three of the five members inspected the site.

MOTION by Richard Link to approve application **ZBA 2012-01** for a variance for Article 3, Section 16 and Article 5, Section 5 because the of the existing footprint of the house pre-dates zoning regulations and the proposed addition. does not protrude any closer to the adjacent property line and will not be made more non-conforming. Second by Jeff Homes. **Vote** - All ayes. Motion carried.

Other Business

Request for the annual report for FY 2011-2012.


Adjournment

MOTION by Richard Link to adjourn the meeting at 8:17 P.M. Second by Larry Ellis. **Vote** - Ayes (5). Motion carried.

FILED SUBJECT TO APPROVAL

Respectfully Submitted


Cynthia Peck
ZBA Clerk

12 AUG 20 PM 12:10
TOWN OF DORSET, CT

TOWN CLERK