

ZONING BOARD OF APPEALS  
TOLLAND, CONNECTICUT  
REGULAR MEETING MINUTES OF AUGUST 25, 2011

**MEMBERS PRESENT:** Warren McDermott, Chair  
Peggy Boyajian, Vice Chair  
Vin Avino, Secretary  
Stephen Caron  
Kuhrt Bidorini, Alternate

**MEMBERS ABSENT:** Robert Green  
Bill Eccles, Alternate

**OTHERS PRESENT:** Stephen Lowrey, Zoning Enforcement Officer & Wetlands Agent  
Applicants

**1. CALL TO ORDER:** Warren McDermott, Chair, called the meeting to order at 7:30p.m. in Council Chambers. He seated Kuhrt Bidorini for Robert Green. He confirmed the Board members had visited the site, and explained the two-part process of the meeting. Mr. Avino read the legal notice into the record.

**2. PUBLIC HEARING**

ZBA #11-13 – Cherlene Brown: 21 Shanda Lane: Variance from Sec. 15-2.B.1 to allow a 14' x 24' detached garage 10' from the side property line, where 25' are required.

Robert and Cherlene Brown attending the hearing. They turned in receipts of notifications to neighbors. Mr. Brown said they would like to put up a 14' x 24' detached garage and they would prefer the location they selected because it allows them to continue to use the turnaround they have, which since they moved in is something they need to use all the time. The other option would be to put it near a very old oak tree, but they do not want to take that tree down. The spot they have chosen is more wide open and would work best for the turnaround and the tree. Mr. Brown said their next door neighbor has expressed no problem with their request.

Ms. Boyajian asked if the proposed garage would be a one- or a two-car garage. Mr. Brown said it would be a one-car garage, 24' deep. Mr. Avino asked if Mr. Lowrey had checked the dimensions of the garage. Mr. Lowrey said the Browns had it staked out on their property.

There were no further questions.

**MOTION:** Vin Avino/Steve Caron to close the Public Hearing. Motion was unanimously approved.

**MOTION:** Peg Boyajian/Vin Avino to open the Business Meeting. Motion was unanimously approved.

### **3. BUSINESS MEETING**

ZBA #11-13 – Cherlene Brown: 21 Shanda Lane: Variance from Sec. 15-2.B.1 to allow a 14' x 24' detached garage 10' from the side property line, where 25' are required.

There were no questions or comments.

**MOTION:** Peg Boyajian/Steve Caron motion to approve ZBA #11-13 to allow a 14' x 24' detached garage at 21 Shanda Lane to be no closer than 10' from the side property line, the hardship being the position of the house on the lot and the topography of the land. Motion was unanimously approved.

Mr. Lowrey informed the Browns that he will put an ad in the paper about the decision and will send them a Variance in the mail which they will need to file in the town clerks office, after which they may apply for a building permit. He added that there is a 15-day period from the date of the ad's publication in the newspaper for an aggrieved party to appeal.

**MOTION:** Steve Caron/Peg Boyajian to close the Business Meeting. Motion was unanimously approved.

### **4. ACCEPTANCE OF MINUTES** – Approve minutes of July 28, 2011 meeting.

**MOTION:** Peg Boyajian/Vin Avino to approve the minutes of the July 28, 2011 meeting. Motion was unanimously approved.

### **5. GENERAL**

**MOTION:** Peg Boyajian/Vin Avino to pay the clerk. Motion was unanimously approved.

**MOTION:** Peg Boyajian/Vin Avino to enter into Executive Session to discuss pending litigation. Motion was unanimously approved.

The Board entered into Executive Session at 7:42p.m. and exited Executive Session at 7:58p.m.

### **6. ADJOURNMENT**

**MOTION:** Vin Avino/Peg Boyajian to adjourn the meeting at 7:59p.m. Motion was unanimously approved.

Respectfully submitted,

Annie Gentile  
Clerk