



**Planning Division
Meeting Minutes of the
Zoning Board of Appeals
Draft Subject to Commission
Approval**

**REGULAR MEETING OF THE ZONING BOARD OF APPEALS
TUESDAY, NOVEMBER 18, 2008**

Commissioners Present

Helen Nixon
Valerio Giadone
David Bobowski
Daniel Lilly
Stephen Dauphine

Staff Present

Roger J. O'Brien
Kim Holden
Ivan Ramos-Soler

Commissioners Absent

Mike McGarry

Chairperson Lilly called the meeting to order.

I. Public Hearing

- a. 331-002-006, 10-12 Hawthorn Street, 331-002-008, 8 Imlay Street, 331-002-009, 12-14 Imlay Street, 331-002-010, 16 Imlay Street, 331-001-005, 21 Imlay St, 331-002-011, 20-22 Imlay Street, 331-002-012, 24-26 Imlay Street, 331-002-015, 36-38 Imlay Street, 331-002-016, 42-44 Imlay Street, 332-004-011, 45-47 Imlay Street, 332-003-008, 56 Imlay Street, 332-003-007, 52-54 Imlay Street, 332-004-008, 57 Imlay Street – requesting appeal of a Notice of Cease and Desist issued on August 4, 2008. Applicant asked for a 30 day extension. On a motion made by Commissioner Giadone and seconded by Commission Bobowski, the application was extended for 30 days.
- b. 276-278 Oxford Street – requesting variances from Section 636, purpose of the R-5 district and Section 639, R-5 off street parking requirements to permit the use of an existing two family dwelling as a three family dwelling. Members of the public spoke for and against the application. The Attorney, Mr. Markowitz, answered questions from the Board.
- c. All properties along so called Saybrook Street, east of so called Ambrose Street, west of the Connecticut River – requesting an appeal of the issuance of a Cease and Desist Order dated August 25, 2008 by the Zoning Administrator.

Applicant asked for 30 day extension and on a motion made by Commissioner Giadone and seconded by Commissioner Nixon, the item was extended for 30 days.

- d. 65 Eaton Street – requesting a variance from Section 602(a), permitted uses in the R-5 residential district to permit the installation of wireless telecommunication antennas and related equipment. Members of the public spoke against the application. The applicant answered questions by the Board.

II. Regular Meeting

A. Decision of the Public Hearing Items

1. 276-278 Oxford Street – The Board deliberated on a motion to approve the variance made by Commissioner Giadone and seconded by Commissioner Nixon. The motion failed to pass. Commissioners Dauphine, Giadone and Nixon voting in favor, Commissioner Lily voting against and Commissioner Bobowski abstaining.
2. 65 Eaton Street – The Board deliberated on a motion made by Commissioner Giadone and seconded by Commissioner Bobowski to approve, the motion passed unanimously.

III. New/Old Business

3. 164-166 Bartholomew Avenue – requesting a variance from Section 40(g), extension of a non-conforming use and Section 912(7), conditions of use for a rehabilitation home to permit the addition of eight beds, from 12 to 20 beds, at an existing rehabilitation home. Commissioner Lilly made a motion to deny. If failed to get a second. The motion failed to pass with Commissioners Bobowski and Nixon voting in favor, Commissioner Lilly voting against and Commissioner Bobowski abstaining.
4. The schedule of meetings was passed with changes.

The meeting was adjourned.

Respectfully submitted,

Tammy L. McBride, Clerk