

**ZONING BOARD OF APPEALS
Durham Town Hall
Durham, CT 06422**

Minutes of the November 10, 2016 Regular Meeting

Mr. LaFlamme opened the meeting at 7:33 p.m.

Attendance:

| Members | | Alternates | |
|---------|-------------------|------------|---------------------|
| X | David Heer | A | Michael Geremia |
| X | David Slight | X | Tom Wenchell |
| X | Mark Jungels | X | Anton Nolan |
| A | Chris DiPentima | | Others |
| X | William LaFlamme* | A | Colegrove, Geoffrey |
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A=Absent
X=Present

Seating of Alternates

Tom Wenchell was seated for Chris DePentima.

Amendments to Agenda

None.

Approval of Agenda

A motion was made by David Heer, seconded by David Slight, to approve the agenda as presented. Motion passed unanimously.

Payment of Bills

None.

Minutes of Previous Meeting(s)

A motion was made by David Slight, seconded by Mark Jungels, to approve the minutes from the July 14, 2016 meeting. Motion passed unanimously.

Public Session

None.

A motion was made by David Slight, seconded by Mark Jungels, to close the regular meeting and open the public hearing. Motion passed unanimously.

Matthew Sobolewski, request a rear yard variance of 28' from section 05.02.01 of the Durham Zoning Regulations to construct a shed at 47 Sycamore Dr.

Mr. Sobolewski was present to discuss his request. A site plan showing the layout of the property with the proposed shed was presented to the commission. Mr. Sobolewski stated that the hardship is the sloping of the yard, the septic tank and leaching system, and the patio leaving only the proposed area for the garden shed to store equipment. It was

confirmed that the shed will be 20'x12'. Mr. LaFlamme stated there is a letter of support from an adjacent neighbor, the house located behind Mr. Sobolewski, 45 Sycamore Dr.

A motion was made by Bill LaFlamme, seconded by David Slight, to approve the request of Matthew Sobolewski for a rear yard variance of 28' from section 05.02.01 of the *Durham Zoning Regulations* to construct a shed at 47 Sycamore Dr. The hardship being the topography of the land, septic location, and well location. Motion passed unanimously.

A motion was made by David Slight, seconded by Tom Wenchell, to close the public hearing. Motion passed unanimously.

Miscellaneous

Mr. LaFlamme presented the 2017 meeting dates for review.

A motion was made by David Slight, seconded by Tom Wenchell, to approve the 2017 meeting dates. Motion passed unanimously.

Mr. LaFlamme stated he has only one copy of the Federation of Planning and Zoning Agencies Newsletter. He shared it with the commission.

Mr. LaFlamme stated that he spoke with Attorney Byrne regarding training. There was discussion as to what dates will work best. Mr. LaFlamme will get back to the commission members.

Adjournment

A motion was made by Dave Slight, seconded by many, to adjourn. Motion passed unanimously.

Respectfully submitted,

Jennifer Keogh