

Minutes of the Special Zoning Board of Appeals Meeting
August 4, 2009 –Police Station Conference Room

Members present: Mark O'Hara, Chris Rago, Susan Hastings, William Somerville, alt. Jay Presser
Also present: Zoning Enforcement Officer James Taylor

Vice Chairman Mark O'Hara called the meeting to order at 7:05 p.m.

The recording secretary Bobbie C. Kling read the Legal Notice of the Special Meeting as published in the Journal Inquirer. No written communications had been received concerning the two applications.

Vice Chairman O'Hara designated the voting members: Mr. Presser, Ms. Hastings, Ms. Rago, Mr. Somerville, and Mr. O'Hara. He reviewed the application process and the procedure of the ZBA meeting.

#09 10 1 Craig and Robin Wachs, 1334 Newgate Road, West Suffield – Ms. Wachs was present and explained the need for a front yard set back variance for a home addition of a garage and family room. It was noted that the application had received North Central Health District approval. Mr. Taylor submitted the Conservation Commission approval. The hardship claimed is the location of the septic system and wetlands. Mr. O'Hara asked if anyone present wished to speak in favor or against the application: No response. The Public Hearing was closed at 7:15 p.m.

#09 10 2 Richard V. and Kris R. Pryce, 12 Rawlings Brook Road, Suffield were present. Also present was Guy Begin, Begin Homes, who explained in some detail the plans for the addition to the existing garage and the need for a front yard set back variance. Mr. Taylor submitted the approval of the Conservation Commission. Mr. Begin submitted a letter from Scott and Linda Seabury, abutters, 10 Rawlings Brook Road, indicating their approval of the application. Mr. O'Hara read the letter for the record, and marked the letter as Exhibit # 1. This letter was placed in the 09 10 2 file. It was noted that this parcel of land is a flag lot. It was also noted that wetlands were also present in the back of the property. Mr. O'Hara asked if anyone present wished to speak in favor or against the application: No response. The Public Hearing was closed at 7:32 p.m.

Mr. Presser moved to enter Deliberations; Ms. Hasting seconded. The meeting was voted into Deliberations at 7:34 p.m.

#09 10 2 After a brief discussion, Mr. Presser moved to grant Richard V. and Kris R. Pryce, 12 Rawlings Brook Road, Suffield, CT, a front yard set back variance from the required 50 feet to 44 feet for an addition to the existing garage. Ms. Hastings seconded. The variance was granted by unanimous vote. Hardship noted: configuration of lot, and placement of existing structure.

#09 10 1 After a brief discussion, Ms. Hastings moved to grant Craig and Robin Wachs, 1334 Newgate Rd., West Suffield, CT., a front yard set back variance from the required 50 feet to 40 feet for a home addition of a garage and family room. Mr. Somerville seconded. The variance was granted by unanimous vote. Hardship noted: location of septic systems and wetlands.

Minutes: Ms. Rago moved to approve the minutes of the June 2, 2009 Special Meeting; Mr. Somerville seconded. The minutes were approved by unanimous vote.

It was announced that there were no applications for the month of August. The ZBA will not meet.

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Susan Hastings, Secretary

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Bckling,recording secretary