

Minutes of the Zoning Board of Appeals
Nov. 27, 2012 – Police Station Conference Room – 7 p.m.

Members Present: Mark Blackaby, Susan Hastings, Renee Pacewicz, Derek Donnelly, and John Schwemmer Excused: C. Rago, W. Arendt

Also present: Zoning Enforcement Officer James Taylor

Vice Chairman Mark Blackaby called the meeting to order at 7 p.m. The recording secretary Bobbie C. Kling read the published notice of the ZBA meeting as printed in the Journal Inquirer, Nov. 16 and Nov. 23, 2012. She reported that no written communications had been received.

Mr. Blackaby designated the voting members: Ms. Hastings, Ms. Pacewicz, Mr. Donnally, Mr. Schwemmer and himself.

#12 13 1 Kathy Belinkie, 12 Lake View Drive, West Hartford, Ct. was present. She is seeking variances for property at **3980 Mountain Road, West Suffield, CT.** and noted that she has used 3980 Mountain Road in West Suffield as a summer home. She would now like to add a bedroom, bath, garage, and a new kitchen, and make it a permanent home. She reviewed the plot plan with the Board noting the additions she wishes to make. The hardship claimed is that this is a pre-existing non-conforming lot. She would need a rear yard set back variance and a front yard variance. She was asked if there is another possible way to place the additions, she noted that the land drops off about 8 feet in the back and slopes to the lake. Her contractor, Mr. Ken Thomas was present and answered questions for the Board.

Ms. Belinkie stated that she had submitted two letters from abutters with her application in support of her variance requests. Mr. Blackaby asked the recording secretary to read the two letters for the record. Letters were received from abutters Louis and Lisa Beauvais, 3966 Mountain Road and from Earl Coombs, 3986 Mountain Road in support of the application.

Vice Chairman Blackaby asked if anyone present wished to speak in favor or against the application. No response. He closed the Hearing at 7:18 p.m.

#12 13 2 Suffield Academy, 185 North Main Street – Mr. Patrick Booth was present and represented the Academy. This property at 20 Day Avenue is a single family home and is part of the faculty housing. It is about 1500 sq. ft.; we need larger housing for our younger faculty members. This application has been approved by the Conservation Commission. We would like to add a garage in the rear of the lot to make the house useable. The hardship is that this is a pre-existing non-conforming lot. Mr. Booth noted that the lot prohibits most improvements without variances. Mr. Blackaby asked if there was another possible location to put the garage? The response was no.

The Chairman asked if anyone wished to speak in favor or against the application:
No Response. He closed the Hearing at 7:25 p.m.

Mr. Donnelly moved to enter Deliberations; Ms. Pacewicz seconded. The meeting was voted into Deliberations at 7:27 p.m.

#12 13 1 Mr. Donnelly moved to grant Kathy Belinkie, 12 Lake View Drive, West Hartford, Ct., a rear yard variance from the required 40 feet to 22 feet and a front yard variance from the required 40 feet to 13 feet for renovation construction at **3980**

Mountain Road, West Suffield, CT. Ms. Hastings seconded. The granted variances were approved by unanimous vote. Hardship noted: pre-existing non-conforming lot.

#12 13 2 After discussion, Mr. Donnelly moved to grant Suffield Academy, 185 North Main Street the following 4 variances: a variance of a rear set back from 40 feet to 1 foot, an east side variance from 20 feet to 14 feet, a west side variance from 20 feet to 1 foot, and a lot coverage variance from the required maximum of 25% to 49.5% in order to obtain up to date use of property at **20 Day Avenue, Suffield, CT.** Ms. Hasting seconded. The granted variances were approved by unanimous vote. Hardship noted: pre-existing non-conforming lot.

Minutes - Ms. Pacewicz moved to approve the minutes of the August 28, 2012 ZBA meeting; Mr. Blackaby seconded. The minutes were approved by unanimous vote.

The meeting was adjourned at 8:10 p.m.

Respectfully submitted, Susan Hastings, Secretary

Bckling recording secretary
ZBA.MINUTES.Nov. 27, 2012