

**Thomaston Zoning Board of Appeals  
Meeting Minutes of November 15, 2016**

**Members Present and Seated:** Jamie Wilson, Chairman, Bob Flanagan, Christine Yoos,  
Tom Langlais, Matt Kamens

**Others Present:** Pat Santa Maria, Jason Secco

The Public Hearing convened at 7:00 pm.

**Agenda Item #1 – Application #2016-10-28-01 for a variance of 11 feet of the side yard setback requirement of 15 feet to allow a 4-foot side yard setback for construction of a detached garage at 226 West Hill Rd.**

Agent(s): J. Secco

J. Secco explained that he is requesting the variance so he can construct a 24' x 32' detached garage for the storage of landscaping equipment, a tracker, and a lawnmower and explained that it can't be located anywhere else on the property because of the narrow lot, the locations of the reserved septic area, well, ledge, wetlands, and access way to the rear of the property, and the topography of the property.

J. Secco read into the record his hardship statement and a letter of support from an abutting neighbor.

The Board reviewed the survey of the property and photos of the proposed location of the garage.

P. Santa Maria confirmed that no other written or verbal communications were received regarding this application.

Public Comment: No public in attendance.

**A motion was made by B. Flanagan and seconded by C. Yoos to close the public hearing on Application #2016-10-28-01 of J. Secco of 226 West Hill Rd. Motion unanimously passed.**

B. Flanagan commented that the size of the proposed garage is causing a self-created hardship and that he is concerned with it being so close to the neighbors.

C. Yoos discussed that there is only a pool on the neighboring property and not a structure with regards to firetrucks being able to access the area.

J. Wilson commented that he is more apt to approve 11 feet on the rear property line than on the side.

M. Kamens commented that there won't be vehicles stored in it and that it seems large, but is more like a barn.

T. Langlais commented that the Board would look at it differently if it were a smaller foot print.

**A motion was made by B. Flanagan and seconded by T. Langlais to deny application #2016-10-28-01 base on the following;**

**Whereas the Thomaston Zoning Board of Appeals (ZBA) has received Application 2016-10-28-01 from Jason Secco of 226 West Hill Rd., Thomaston, which is an application for a variance of 11 feet of the required 15 foot side yard setback to allow a 4 foot setback for the construction of a detached garage at 226 West Hill Rd., Assessor's Map 64 Block 02 Lot 04 in the RA-80 Residential Zone.**

Whereas the ZBA held a public hearing and deliberations and has reviewed all of the documents associated with Application 2016-10-28-01 on November 15, 2016.

**The map submitted with the application is entitled:**

**Zoning Location Survey - Map prepared for Jason J. Secco – 226 West Hill Rd. Thomaston, CT**

**Map drawn by: Samuel Bertaccini**

**Dated: September 2016**

**Revised: October 2016**

**Scale 1"=20'**

**Reason for denial is the applicant has the opportunity to revise the foot print of the building to ask for less of a variance or no variance at all and therefore the hardship doesn't exist and is self-created.**

**Motion unanimously passed.**

**Minutes**

**A motion was made by B. Flanagan and seconded by T. Langlais to amend the minutes so the stipulated agreement, dated September 20, 2016, can be attached and made part of the minutes. Motion passed 4-0-1 abstention by C. Yoos.**

**Old Business:**

**Agenda Item #1 – Deliberation/decision on Application #2016-10-28-01 for a variance of 11 feet of the side yard setback requirement of 15 feet to allow a 4-foot side yard setback for construction of a detached garage at 226 West Hill Rd.**

This application was denied earlier in the meeting.

**New Business:** None

**Communications and Bills:**

**Agenda Item #1 – CT Federation of Planning and Zoning Agencies Fall 2016 Newsletter**

A copy of the newsletter was distributed to the Board

**Reports of Officers, Staff and Committees:** None

**Adjournment**

**A motion was made by C. Yoos and seconded by J. Wilson to adjourn the meeting at 7:48 pm. Motion unanimously passed.**

Respectfully submitted,

Pat Santa Maria,  
Recording Secretary