

**ZONING BOARD OF APPEALS
WINDHAM, CT
MINUTES**

February 2, 2012

The Zoning Board of Appeals held its meeting on February 2, 2012 in the Meeting Room, Town Hall. Chairman Robert Coutu called the meeting to order at 7:00 P.M. Members present were Andrew Gibson, Roger Morin, Robert Coutu, Joseph Al Beaulieu, Jose Cruz and Robert Wolf. Also present was Town Planner James Finger.

1) Election of Officers

The election of officers is as follows:

Chairman – Al Beaulieu nominated **Robert Coutu** to be the Chairman. Robert Wolf seconded the nomination. Acting Chairman Coutu asked for other nominations, but none were offered. The call for the vote was unanimously in favor of Robert Coutu with the exception of Mr. Coutu abstaining.

Vice-Chairman –Robert Wolf nominated **Al Beaulieu** to be the Vice Chairman and Andrew Gibson seconded the nomination. Chairman Coutu asked for other nominations, but none were offered. The call for the vote was unanimously in favor of **Al Beaulieu as Vice-Chairman.**

2) New Business

a) Chrystyna Andrychowski – seeking a Special Exception for an in-law apartment for 136 Bricktop Road, Windham, CT.

Planner Finger explained in his staff report dated January 26, 2012 that the Zoning Board of appeals is authorized to permit separate quarters for an in-law/accessory apartment within an owner occupied single-family dwelling, or accessory structure, by Special Exception in accordance with Section 92 provided that separate utilities are not connected for a second dwelling unit. The regulations require such a unit to be integrated into the existing structure. The use of such separate quarters as a rental unit shall be prohibited unless approved by the Zoning Board of appeals as a Special Exception in accordance with Section 92 as an accessory apartment. If a separate entrance is planned, it shall be placed on the side, or rear, of the dwelling.

Chrystyna Andrychowski said she would like to convert existing space over the garage into an in-law apartment. The building was originally built with the space over the garage.

Robert Wolf said the space over the garage presently has heat, and there is adequate parking on site.

Al Beaulieu confirmed that the apartment will contain a bedroom, living room, kitchen and bathroom. He added that there probably would be no more people living in that structure than what is there right now.

Since there were no comments from the audience, Al Beaulieu made a motion to close the public hearing. The motion was seconded by Andrew Gibson. The motion carried unanimously.

Al Beaulieu made a motion to approve the Special Exception requested by Chrystyna Andrychowski for property located at 136 Bricktop Road, Windham and Andrew Gibson seconded the motion.

Discussion on the motion: Robert Wolf said he didn't see any adverse reaction to approving the Special Exception, adding that there is adequate parking. Robert Coutu said the space above the garage was included when the garage was originally built. Planner Finger explained that this was actually permitted by right, but in or about 2007 it was changed to a Special Exception. He added that pending the outcome of the hearing, the staff does not object to this request. The motion carried unanimously.

3) Approval of Minutes

The minutes of September 1, 2011 were approved. Motion by Al Beaulieu and seconded by Robert Wolf. Voting in favor of the motion were: Al Beaulieu, Robert Wolf, Roger Morin, and Jose Cruz. Robert Coutu and Andrew Gibson abstained from voting as they were not at the meeting. The motion carried.

As there was no further business, the meeting was adjourned at 7:15 P.M.

Respectfully submitted,

Lillian Murray, Clerk