

ZONING BOARD OF APPEALS
WINDHAM, CT

MINUTES

June 6, 2013

The Zoning Board of Appeals held its meeting on June 6, 2013 in Town Hall. Chair Robert Coutu called the meeting to order at 7:25 P. M. Members in attendance were Al Beaulieu, Roger Morin, Robert Coutu and MaryAnn Daly. Also present were Town Planner James Finger and Zoning Enforcement Officer Matthew Vertefeuille.

I) Old Business

a) Continuation of Public Hearing – Michelle McGeowan, 63 Windham Center Road, Windham Center, CT – seeking a Special Exception in accordance with Section 21.2.1 of the zoning regulations to erect a separate in-law dwelling. The applicant has provided a floor plan to show the in-law dwelling which will be located above the garage.

Chair Robert Coutu asked if the applicant had any additional information to provide other than what was presented at the last meeting. Ms. McGeowan said she has provided all the information that was requested at the last meeting. Mr. Coutu referred to the floor plan. He said there appears to be a change from the original application. He said the measurements of the original building were 24 X 48', while the new plan shows the building to be 26 X 54'. Ms. McGeowan said we have made alterations on the side to accommodate the garage. She said we are working with the slope of the land to prevent excessive excavation. She said the excavator felt this is a better way to align the building. Ms. McGeowan said the builder is trying to keep the front view of the building compatible with the barn structure.

A general discussion ensued.

Chair Coutu referred to Section 21.2.8e. He said the regulations stipulate that the height of the building shall not exceed a maximum height of 20 feet. He said the new building as proposed does not meet the regulations. Ms. McGeowan said she was not aware of the height restriction.

Board member Roger Morin pointed out that the door on the front of the building is a faux door; it is strictly cosmetic.

Chair Coutu referred to the floor plan drawing. He said there are no dimensions shown on the plan, nor are the stairs shown.

Board member Al Beaulieu said the interior stairway would have to be closed off and a fire rated door would be required.

Chair Coutu advised the applicant that she could petition the ZBA for a variance on the height restriction. She would be looking for a variance on the accessory building and the barn.

Planner Finger said the board cannot act on the new structure as shown. He said the applicant could ask to continue the hearing so that she can address some of the board's concerns. Planner Finger said the site plan needs to show exactly what is happening on the property.

Ms. McGeowan requested that the public hearing be continued to a time to be determined by the board,

Chair Coutu made a motion to continue the public hearing until a time has been determined and Al Beaulieu seconded the motion. The motion carried unanimously.

II) Approval of Minutes

The minutes of May 2, 2013 were approved on a motion made by Al Beaulieu and seconded by Mary Ann Daly. The motion carried unanimously.

The meeting was adjourned at 8:25 P.M.

Respectfully submitted,

Lillian Murray, Clerk