

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

**MINUTES**

**March 1, 2007**

The Windham Zoning Board of Appeals held its meeting on March 1, 2007 in Town Hall. Chairman Ernest Eldridge called the meeting to order at 7:00 P.M. Members present were Donald Potter, Charles Krich, Ernest Eldridge, Robert Coutu, Al Beaulieu, Gerald Hart and Jose Cruz. Voting members are Potter, Eldridge, Coutu, Beaulieu and Hart. Also present was Town Planner James Finger.

- I) Windham Area Habitat for Humanity, 93 Ives Street, Willimantic –** variance from Sections 25.5 on the front yard setback to build a house closer to the street. This public hearing is continued from January 2007.

Planner Finger's staff report dated February 22, 2007 explained that the applicant is seeking a variance from Section 23.4, 21.2.8b and 21.4 for a reduction of the front yard building setback requirements to build a house closer to the street. At the last meeting Board members raised concerns about how the building was going to look from the street, as the first floor elevation is still high. The applicant was directed to return with details of how they were rotating the building with the eaves parallel to the street, and backfilling the front yard area so that it will appear to blend in similar to other homes on the street. The existing configuration of the property, driveway, and house location create a practical difficulty to comply with the 20 foot front yard setback requirements on this corner lot facing two streets, said Finger.

The applicant submitted revised plans which incorporated the Board's concerns. Commissioner Charles Krich said he thought the revised plan was a much better plan. He said he was satisfied after reviewing the new plan and would not have any problems supporting it. Board member Donald Potter said it appears that they are only asking for a variance of 3'. Planner Finger clarified that we will need to count the porch in the setback rule.

As there was no one in the audience to comment on the request and since there were no other comments from the Board, the public hearing was closed.

Donald Potter made a motion to grant a variance from Sections 25.5 on the front yard setback to build a house closer to the street and Al Beaulieu seconded the motion. The motion carried unanimously.

- II)** The minutes of January, 4, 2007 and February 1, 2007 were approved. Motion by Al Beaulieu, seconded by Jerry Hart. The motion was approved unanimously.

The meeting was adjourned at 7:10 P.M. Motion by Beaulieu seconded by Coutu. The motion carried. The next meeting is planned for April 5, 2007 at 7:00 P.M. in Town Hall.

Respectfully submitted,

Lillian Murray, Clerk