

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

**MINUTES**

The Zoning Board of Appeals held its meeting on October 1, 2009 in the Meeting Room, Town Hall. Chairman Robert Coutu called the meeting to order at 7:00 P.M. Members present were Rene Harris, Gerald Hart, Al Beaulieu, Susan Fiegel-Rapp, Mary Ann Daly, Steven Edelman and Robert Coutu. Also present was Zoning Code Officer Matthew Vertefeuille.

**1) Andrew Morrison, 585 Jerusalem Road, Windham Center** – continuation of hearing on application for Special Exception for a rear lot with shared driveway, and a variance on maximum lot slope.

Planner Finger's staff report dated September 24, 2009 explained that the application for Special Exception is to create a rear lot out of an existing 7.5-acre parcel that was originally created in 1958, prior to the adoption of any Subdivision or Zoning Regulations. The property has a 50-foot right of way for access, and is bisected by a CL&P right of way for a power line. The applicant has not yet submitted a plan for splitting the property, said Finger, but he could split the access strip down the middle thus providing each lot with 25 feet of width as required by the regulations. He could also share the existing driveway because it has a culvert to allow drainage across the lot. The new lot would be split along the pole line as shown on the original plan, concluded Finger.

At the last meeting Board members agreed to walk the site in order to see the conditions of the property. Chairman Coutu asked members who walked the site to report their findings.

Rene Harris said although the lot is a little steep in areas, she felt the house as proposed would fit well on the property.

Al Beaulieu also agreed that the property is steep. He asked Mr. Morrison if he was planning to level the property off. Mr. Morrison said it will require some excavation. Mr. Beaulieu referred to the driveway. He said if the driveway exceeds the maximum slope of 12% it will have to be paved. It doesn't appear that the new house will have any impact on the wetlands located on the property, he added.

Susan Fiegel-Rapp said she visited the site and doesn't foresee any problem with the plan as proposed.

Mary Ann Daly said the shared driveway definitely makes sense. As long as the house doesn't impact the wetlands I don't see a problem with the plan.

Chairman Coutu reminded Mr. Morrison that he will have to submit a plot plan showing how the property will be split etc.

Al Beaulieu made a motion to close the public hearing and Susan Fiegel-Rapp seconded the motion. The motion carried unanimously.

Al Beaulieu made a motion to grant Andrew Morrison, 585 Jerusalem Road, Windham Center, CT a Special Exception for a rear lot with shared driveway, and a variance on the maximum lot slope. Susan Fiegel-Rapp seconded the motion. The motion carried unanimously.

## **2) Approval of Minutes**

The minutes of September 3, 2009 were approved. Motion by Gerald Hart and seconded by Al Beaulieu. The motion carried unanimously.

## **3) Miscellaneous**

1) Zoning Code Officer Matt Vertefeuille said the Board of Selectmen are currently discussing the possibility of combining the Town's Zoning Commission and Planning Commission into one Town agency as mentioned in the Town Charter. Mr. Vertefeuille said the advantages of having a combined commission are that it would streamline the process for applicants. It would also be easier for Town staff as fewer meetings would be required. He said the Board of Selectmen is currently working on a plan to determine who would serve on the new board.

2) Al Beaulieu recommended that in the future Board members have all pertinent information made available to them before going on a scheduled site walk.

As there was no other business, the meeting was adjourned at 7:18 P.M. Motion by Al Beaulieu and seconded by Susan Fiegel-Rapp. Unanimous vote to adjourn.

Respectfully submitted,

Lillian Murray, Clerk