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Town Clerk

TOWN OF NEWINGTON
ZONING BOARD OF APPEALS
MEETING MINUTES
VIRTUAL MEETING – ZOOM
JULY 9, 2020

Chairman Nicole Pane
Commissioner Willard Bechter
Commissioner Timothy Hutvagner
Commissioner Michael Karanian
Commissioner Sharon Dunning
Commissioner John Bachand
Commissioner Audra Eckstrom

PRESENT
Andrew J. Armstrong – ZBA Administrator
Mario Giguere - Applicant

PUBLIC HEARINGS
Petition # 00-20-03 – Truss Manufacturing Company is seeking a variance form Section 7.4.19.B to install a six-foot fence in the front yard setback at 135 Fenn Road.

DOCUMENTS
ZBA Staff Report
ZBA Application
Applicant Narrative
Fence Location Map
Front Setback Location Map
Section View Map

Mario Giguere
Right now it says I can only do a 4 foot fence within the 25 foot mark, I want to do a six foot fence. I guess with everything I have going on with the back property, I can't get any more property. Its real steep back there. So I won't be able to gain property, and I will lose property. It would also make it tougher on the parking too.

Andrew Armstrong
Hey Nicole, I think you're on mute. This is Andrew.

Nicole Pane
Perfect. Andrew do you have anything you want to say or does anyone have questions.

John Bachand
Couple of questions, am I an alternate this evening?

Nicole Pane
Yes, you are an alternate this evening.

John Bachand
I have a couple of points about the fence. I don't have any problem with the height Variance. I'm not the biggest fan of white vinyl unfortunately. Considering a commercial property has an 8-foot limit on the side yards, where residential only is 6 foot but commercial is pushed back again to 4 foot again on the front yards just like residential. I don't have a problem with the height of the Variance just don't like white vinyl.

One more question, do we know how far it is from the actual curb line? Not the street line.

Nicole Pane
Mario or Andrew do you have that answer?

Mario Giguere
Its 15 feet in from my property line, and the property line is another 10-15 feet from the curb.

Nicole Pane
So total about 25 feet from the curb line?

Mario Giguere
Yes, give or take. I'm also going to have a row of trees or shrubbery in the front also that will grow up and hide most of it.

Nicole Pane
So that will be in front of the fence?

Mario Giguere
Yes, there's going to be the fence the drainage system and the trees would be about 5 to 6 feet in fornt of the fence.

Nicole Pane
Any other questions? Andrew anything?

Andrew Armstrong
No.

Willard Bechter
I was thinking that 6 foot fence will provide better security for you?

Mario Giguere
Yes it will.

Willard Bechter
Thank you.

Nicole Pane
Anyone have any other questions before work session?

Town Clerk
We do have one individual on the attendee side as well.

Nicole Pane
John us that you on the other side as well? OK maybe not.

Nicole Pane
I'm going to go to public participation, if there is any public participation your ready to speak just state your name and address. And if not, we will close it up and go to the work session.

OK, can I get anyone to make a motion to close the public participation and go to the work session

Willard Bechter
I move to close the hearing and go to work session

Tim Hutvagner
I second that.

Nicole Pane
Thank you Tim, all in favor?

(All agree) Were going to move to the work session.

Nicole Pane
Does anyone have any problems with this or questions?

Tim Hutvagner
I have no problems with tis.

Willard Bechter
May I make motion? Id like to motion to approve the Variance.

Nicole Pane
Alright I'm going to go over the roll to confirm. Please say yes or no to be accurate.

Nicole Pane
Tim Hutvagner?

Tim Hutvagner
Yes.

Nicole Pane
Michael Karanian?

Michael Karanian
Yes.

Nicole Pane
Will Bechter?

Willard Bechter
Yes.

Nicole Pane
Audra Eckstrom?

Audra Eckstrom
Yes.

Nicole Pane
Alright, the motion is all in favor.

Nicole Pane
OK so the meeting minutes, did everyone read them?

John Bachand
I looked over it quickly I did not see any problems.

Tim Hutvagner
Time Hutvagner, I make a motion to approve the minutes form the last meeting.

Nicole Pane
Ok, do we have a second?

Michael Karanian
Second.

Nicole Pane
All in favor? Perfect that's all in favor. Andrew, do you have any communications?

Andrew Armstrong

Yes, actually you should have all received a letter form Town Manager Keith Chapman that went out to all Boards and Commissions in Newington describing a new philosophy of trying to be more business friendly in Town. I hope you all have read over it. I think this Board has done a really good job of having a quorum, being timely, and getting applicants in here. We have done held Special meetings for applicants recently and I want to thank you all of you for doing such a good job. That's all I have.

Nicole Pane

Thank you. Any new business Andrew?

Andrew Armstrong
Nope. I don't have anything else.

Nicole Pane
Ok would anyone like to make a motion to adjourn.

Willard Bechter
So moved.

Audra Eckstrom

Second.

Nicole Pane

Thank you everyone. Meeting is Adjourned

7:15 PM.

Submitted:

Andrew Armstrong