

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

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Town Clerk

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 front 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 from 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