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Zoning Board of Appeals Meeting

Monday, July 6, 2020 – 7:00 p.m.
Zoom Meeting

(Unapproved)

ATTENDANCE

Board Members Present: Chairman Noah Eisenhandler, Pat Panza, Rudolph Miller, and Matthew Pickering

Board Members Absent: David Crow and Gregory Natalino

Staff: Jack Demirjian, Planning and Zoning & Wetlands Officer; Bonny Syat, Public Stenographer; Deborah Satonick, Recording Secretary

Chairman Eisenhandler welcomed everyone to the July 1, 2020 Zoning Board of Appeals meeting and called the meeting to order at 7:10 p.m. He proceeded to introduce the Board members, Ms. Syat, Public Stenographer; Mr. Demirjian, Zoning & Wetlands Officer; and Ms. Satonick, Recording Secretary. Chairman Eisenhandler explained that four positive votes are needed to approve a variance request. All correspondence must be read into the record, and approved variances must be recorded on the land records within one year of approval. Mr. Eisenhandler stated that all present would be given an opportunity to speak, if they so desired. The applicant would present the case, and anyone in favor of the variance would first be allowed to speak. Any opposition would then be heard, and a final rebuttal would be allowed. Residents were given the opportunity to send questions or comments regarding the public hearing to jdemirjian@orange-ct.gov and they would have been read into the record. Chairman Eisenhandler gave the applicant the opportunity to postpone the petition request in order for five members to be present, but the applicant chose to proceed.

1. Review and Approval of Minutes – March 2, 2020

Mr. Miller made a motion to approve the March 2, 2020 Zoning Board of Appeals minutes, seconded by Mr. Panza. The vote was recorded as follows: Mr. Miller, aye; Mr. Pickering, aye; Mr. Panza, aye; and Chairman Eisenhandler, aye. All were in favor and the motion PASSED.

PUBLIC HEARINGS

Chairman Eisenhandler read the legal notice for July 1, 2020 Zoning Board of Appeals meeting in its entirety.

PETITION #1813, Submitted by Dana S. Desrosiers. For property known as 330 Dogburn Lane. For the construction of a 16 x 20 deck. A variance of Section 383-30 C. Setback from other property line is requested.

- Mr. Desrosiers spoke on behalf of the variance request, noting that the property is .643 acres and is nonconforming. An additional hardship is that there is no other alternative location to place the deck due to a basement hatch door to the east side of the house.
- Chairman Eisenhandler inquired as the age of the house and the applicant indicated that the house was built in 1941. Photographs were included with the application and Chairman Eisenhandler pointed out that a stockade fence separated the abutting property. Chairman Eisenhandler read into the record a letter from Walter, Jud and Judy Smith, Orange Hills Country Club, in support of the variance request. There was no opposition to the variance request presented.

Mr. Pickering moved to close the Public Hearing portion of the meeting, seconded by Mr. Miller. The vote was recorded as follows: Mr. Miller, aye; Mr. Pickering, aye; Mr. Panza, aye; and Chairman Eisenhandler, aye. All were in favor and the motion PASSED.

Mr. Panza made a motion to approve the variance request as presented in Petition #1813. Mr. Miller seconded the motion and the vote was recorded as follows: Mr. Miller, aye; Mr. Pickering, aye; Mr. Panza, aye; and Chairman Eisenhandler, aye. All were in favor and the motion PASSED.

Mr. Miller made a motion to adjourn the meeting at 7:25 p.m. Mr. Panza seconded the motion and the vote was recorded as follows: Mr. Miller, aye; Mr. Pickering, aye; Mr. Panza, aye; and Chairman Eisenhandler, aye. All were in favor and the motion PASSED.

Respectfully Submitted,

Deborah Satonick
Recording Secretary