

**Preston Zoning Board of Appeals
Regular Meeting
Monday, July 8, 2019
Preston Town Hall
6:00 pm**

1. Call to Order

Chairman Moulson called the meeting to order at 6:00 pm

2. Roll Call

Regular Members:

John Moulson – Chairman
Gregory S. Moran Sr. – Vice Chairman
Merrill Gerber
Donna Bowles - excused
Jerry Morales - absent

Alternates:

Gary Cardot - seated
Roberta Charpentier - seated

Chairman Moulson seated Gary Cardot and Roberta Charpentier

3. Approval of Regular Meeting minutes of June 10, 2019.

A motion was made by M. Gerber and seconded by G. Moran to approve the Regular Meeting Minutes of June 10, 2019.

All in favor. Motion carries.

4. Communications

None

*Chairman Moulson recessed the Regular Meeting at 6:02 pm to go into the Public Hearing
The Regular Meeting reconvened at 6:17 pm.*

5. Public Hearing

ZBA-2019-02 – Richard & Joy Chalifoux, 27 Drawbridge Rd., applicant requesting variance of 15.7 lot coverage from 20% to 23% to construct a 24 x 18 in-law apartment and a 470 square foot covered porch.

See Minutes of the Public Hearing

6. Old Business

ZBA-2019-02 – Richard & Joy Chalifoux, 27 Drawbridge Rd., applicant requesting variance of 15.7 lot coverage from 20% to 23% to construct a 24 x 18 in-law apartment and a 470 square foot covered porch.

A motion was made by M. Gerber and seconded by G. Cardot to approve ZBA-2019-02 variance of 15.7 lot coverage from 20% to 23% to construct a 24 x 18 in-law apartment and a 470 square foot covered porch at 27 Drawbridge Road.

All in favor. Motion carries.

7. New Business

1) ZBA-2019-03 – John & Christine Kendall, 15 Rude Rd, applicant requesting variance of Sec. 3.14.3 Lot Access and Driveways and Sec. 16.5 Rear Lot, b & d, see enclosed.

A motion was made by G. Moran and seconded by G. Cardot to schedule a Public Hearing for ZBA-2019-03 on August 12, 2019 at 6:00 pm.

All in favor. Motion carries

2) ZBA-2019-04 – Nicholas Ceccarelli, 60 Pierce Rd, for 9 Lincoln Park Rd, seeking a car dealer/repairer license to open an auto body repair facility as well as a full service shop.

A motion was made by G. Moran and seconded by G. Cardot to schedule a Public Hearing for ZBA-2019-04 on August 12, 2019 at 6:00 pm.

All in favor. Motion carries

8. Other Matters

None

9. Public Comment

None

10. Adjournment

A motion was made by G. Moran and seconded by M. Gerber to adjourn the meeting at 6:23 pm.

All in favor. Motion carries.

Respectfully submitted,

Roberta Charpentier
Recorder

**Preston Zoning Board of Appeals
Public Hearing
Monday, July 8, 2019
Preston Town Hall
6:00 pm**

1. Call to Order

Chairman Moulson called the Public Hearing to order at 6:02 pm

2. Roll Call

Regular Members:

John Moulson – Chairman
Gregory S. Moran Sr. – Vice Chairman
Merrill Gerber
Donna Bowles - excused
Jerry Morales - absent

Alternates:

Gary Cardot - seated
Roberta Charpentier - seated

Chairman Moulson seated Gary Cardot and Roberta Charpentier

ZBA-2019-02 – Richard & Joy Chalifoux, 27 Drawbridge Rd., applicant requesting variance of 15.7 lot coverage from 20% to 23% to construct a 24 x 18 in-law apartment and a 470 square foot covered porch.

Chairman Moulson noted that the Notice for this Public Hearing was published in the Norwich Bulletin.

Richard Chalifoux submitted postal receipts he sent to his abutters and a check for the cost of Legal Notices.

R. Chalifoux explained the wrap around porch puts the lot coverage over by 3%.

Chairman Moulson asked how many square feet is it over?

R. Chalifoux answered it is 212 feet over.

R. Chalifoux explained that the lots located in Happy Land were created before Zoning Regulations so none of the lots fit the current regulations. None of the lots have the square footage that is needed.

City water is used so the 75 foot buffer required for wells is not required.

R. Chalifoux explained that the accessory apartment fits the zoning regulations; however the regulations state that an accessory apartment cannot look like a separate residence, which is why the porch is proposed. The porch makes it look like there are not two separate entrances.

Richard Chalifoux explained that this apartment is for his mother-in-law, so she can stay in the neighborhood she lived in for 60 years and he and his wife can help with her care.

Chairman Moulson asked if there were any questions from the Board or the public

Carrie Ryan, 5 Point Street stated that she feels the hardship is that the porch must be put on so the addition looks like 1 residence, not 2.

Edward Cote, 16 Parker Street stated he has been an adjacent neighbor of R. Chalifoux for many years. Joy and Richie have previously added a garage to their lot and did an excellent job. The

addition he is putting on does not bother me at all. It is far enough from my septic and my house. It's a good thing. He is only trying to make a long time neighbor be comfortable in the neighborhood she grew up in. My opinion is it is a real good thing, I have nothing against it what so ever, it is going to enhance the neighborhood and enhance my property and it fits in with the design of the whole area.

Ed Ryan, 5 Point Street stated that everything the Chalifoux do is done correctly, their house is immaculate. It will only be an asset to the neighborhood and more tax money to the Town of Preston.

Chairman Moulson closed the Public Hearing at 6:17 pm.

Respectfully submitted,

Roberta Charpentier
recorder