

AGENDA

Call to Order/Salute the Flag/Roll Call/Proper Notice 12/13/23

1. Appointments to the Board:

- a. Bruce Rice, Class IV Member, 4 year term, 1/1/24 to 12/31/27
- b. Frank Seidenberg, Class IV Member, 4 year term, 1/1/24 to 12/31/27
- c. Eric Fooder, Alternate II Member, 2 year term, 1/1/24 to 12/31/25
- d. Don Heverly, Council Liaison, 1 year term, 1/1/24 to 12/31/24

2. Election of Chairman

3. Election of Vice Chairman

4. Reorganization Resolutions:

- a. Res. #01-2024 – Appointment of ZBA Secretary and Assistant Secretary
- b. Res. #02-2024 – Approval of ZBA 2024 Schedule of Meetings
- c. Res. #03-2024 – Appointment of ZBA Solicitor
- d. Res. #04-2024 – Approval of ZBA Rules and Regulations - with changes made
- e. Res. #05-2024 – Appointment of ZBA Planner
- f. Res. #06-2024 – Appointment of ZBA Engineer
- g. Res. #07-2024 – Appointment of Clerk Transcriber
- h. Res. #08-2024 – Approval of Official Newspapers
- i. Res. #09-2024 – Appointment of ZBA Conflict Solicitor

5. Memorialization of 2023 Resolutions:

- 1. Res. #75-2023 - #23-42 Copart of Connecticut
- 2. Res. #76-2023 - #529-SP Copart of Connecticut
- 3. Res. #77-2023 - #23-52 Garden State Outdoor, LLC
- 4. Res. #78-2023 - #23-57 Allison Longo & John Tress – Interpretation
- 5. Res. #80-2023 - #525-SP Williamstown Congregation of Jehovah's Witnesses
- 6. Res. #81-2023 - #23-53 Williamstown Properties LLC
- 7. Res. #82-2023 - #524-SP Williamstown Properties LLC
- 8. Res. #83-2023 - #23-54 Margret & Shawn Bozarth
- 9. Res. #84-2023 - #23-56 Stephen & Alysia Paparo

Public Portion:

1. #24-01 – Michael Scheiblein – Lot Coverage Variance

The applicant is requesting a lot coverage variance to allow 34.2% where 30% is the maximum permitted for the existing pool and concrete patio; along with any other variances or waivers deemed necessary by the Board. The property is located at 304 Bayard Drive, also known as Block 129.0104, Lot 13 in the R-2 Zoning District.

2. #1876 & #23-62 – John Lasch – Minor Subdivison & Use Variance

The applicant is proposing a minor subdivision of Lot 25 to create 2 lots with proposed Lot 25 becoming 0.546 acres and proposed Lot 25.01 becoming 9.250 acres, along with any other variances or waivers deemed necessary by the Board. The applicant is proposing a use variance on proposed Lot 25.01 to allow an accessory building where there is currently no primary dwelling and it is located in the front yard, along with any other variances or waivers deemed necessary by the Board. The property is located at 317 Lake Avenue, also known as Block 1001, Lot 25 in the R-2 Zoning District.

3. #24-02 – Sandra Ray – Front Yard and Sign Variances

The applicant is requesting a front yard variance to allow 12 feet where 15 feet is required and a variance to allow a 4' x 5' sign where 2' x 2' is the maximum permitted; along with any other variances or waivers deemed necessary by the Board. The property is located at 234 North Main Street, also known as Block 1803, Lot 9 in the R-1 Zoning District.

4. #23-60 – Yanira Martinez – Rear Yard Variance and Encroachment of Buffer

The applicant is requesting a rear yard variance to allow 4.1 feet where 12.5 feet is required for the existing shed, an encroachment variance is also being requested to allow the existing shed and part of the pool walkway to remain in the buffer, along with any other variances or waivers deemed necessary by the Board. The property is located at 830 Rosetree Drive, also known as Block 120.0301, Lot 16 in the RG-PR Zoning District.

5. #23-59 – Stephen Holmes – Lot Coverage Variance

The applicant is proposing a lot coverage variance to allow 31% where 3% is the maximum permitted for the construction of a 30' x 38' x 12' pole barn; along with any other variances or waivers deemed necessary by the Board. The property is located at 181 Jones Kane Road, also known as Block 10701, Lot 23 in the AG Zoning District.

Approval of Minutes:

1. November 2, 2023
2. November 30, 2023
3. December 7, 2023
4. December 21, 2023

Reports:

Adjournment: