

1. Call to Order and Seating of Members

The Killingworth Zoning Board of Appeals held its regular meeting on Monday, September 22, 2014, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut. In attendance were Bruce Dodson, Charles Martens, Les Riblet, Brian Young and Debby Butler. Non-seated alternates Matthew Young and Nancy Gorski were also present. Chairman Dodson called the meeting to order at 7:06 PM.

2. Election of Officers

Motion by Riblet, second by Young, to nominate Bruce Dodson as Chairman and Charles Martens as Secretary. PASSED UNANIMOUSLY.

Les Riblet further nominated Judith Brown to be Recording Secretary. Chairman Dodson noted a vote was not necessary, but asked if everyone was in agreement and everyone replied yes.

3. Public Hearing and Consideration of Application – Jean-Pierre Wuillermet, owner, and Darrell J. Emanuelson, applicant, seeking a variance of Killingworth Zoning Regulations, Section 500-19, Side Setback, to build shed 8' into side yard property setback line, having to do with property located at 78 River Road, Killingworth, Connecticut (Map 35, Parcel 30B).

Darrell J. Emanuelson, applicant, representing the owner was present. Two neighboring abutters were also present – Carolyn Rambus and Shawn Cowper.

Chairman Dodson explained the public hearing procedures.

Secretary Martens read the Legal Notice of Public Hearing into the record, said notice having been published in the Hartford Courant on September 10 and 17, 2014.

Darrell Emanuelson introduced himself. He explained the owner wanted to build a shed within the setback lines because of the shape of the property and the amount of ledge. The shed is 6' off the driveway and 4' above the driveway (elevation). He further explained its very difficult to locate the shed on this property. Mr. Emanuelson reviewed the septic and leaching fields location, the steep grade, the bocci court behind the house, the exposed ledge, 4' retaining wall, etc. noting the property is very hard to build on.

The neighbors, Carolyn Rambus and Shawn Cowper, were present and pointed out the location of their property. They noted they had some concerns with possible run off on to their property.

Mr. Emanuelson noted the shed would be used for storage. It would be constructed with 2 x 4's on slab with vinyl siding. He reviewed the area behind the shed adjacent to the neighbor's property.

Detailed drawings of the site and proposed shed were submitted (Exhibit A) as well as 3 photos (Exhibit B).

Mr. Cowper reviewed the location of their property including house and pool. Charlie Martens asked what the shed would be used for. Mr. Emanuelson replied storage of a car and motorcycle and be 16' high. Mr. Martens noted 24' was a big shed. He suggested turning the shed so as not to be in the setback. Mr. Cowper agreed it could be angled and pushed over. The site plan was once again reviewed. Mr. Emanuelson noted there may be an issue with the grade if the shed was relocated closer to the driveway.

Ms. Rambus noted they didn't have any issues with the neighbor, they just wanted to know why the shed had to be in this location as it was a big piece of property. Another location was suggested. Mr. Emanuelson noted that area was very close to the well and ledge.

Chairman Dodson noted if the shed is being used to store a car and motorcycle then it's actually a garage, not a shed.

There was further discussion regarding possibly angling the building to not be in the setback. Lighting was discussed. Mr. Emanuelson noted there will be a light in the front and one by the door. Size of the building was discussed as were elevations and ledge. Drainage and runoff were reviewed. Mr. Cowper noted he wasn't concerned with the size of the building. It was noted the color of the building would be the same as the house.

It was finally agreed this was a garage and not a shed. Blasting was discussed.

It was agreed a decision could not be made without visiting the site. A site walk was scheduled for Saturday, October 18, 2014, at 9:00 AM. This public hearing will be continued to the next regular meeting of the ZBA which is Monday, October 27, 2014, at 7:00 PM.

4. Any Other Business – none.

5. Adjournment

There being no further business, the meeting adjourned at 7:50 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary