

1. Call to Order and Seating of Members

The Killingworth Zoning Board of Appeals held its regular meeting on Monday, November 23, 2015, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut. In attendance and seated were Bruce Dodson, Charles Martens, Les Riblet, Brian Young and Matt Young. Nancy Gorski (non-seated alternate) was also present. Chairman Dodson called the meeting to order at 7:00 PM.

2. Public Hearing and Consideration of Application - Deborah Bodner, owner, and Jeff Klausen, applicant, seeking a variance of Killingworth Zoning Regulations, Section 500-44D.(4), Required Characteristics, Front Setback, for front porch restoration, having to do with property located at 134 Green Hill Road, Killingworth, Connecticut (Map 36, Parcel 11).

Recording Secretary Brown read the Legal Notice of Public Hearing into the record, said notice having been published in the Hartford Courant on November 10 and 17, 2015.

Jeff Klausen was present representing the applicant. He noted the front porches were deteriorating. Klausen explained because of the time period in which the house was built they fall within the front setback. Houses were placed close to the road and property line back then. The stone patios are deteriorating and the porches need to come off.

Jeff Klausen noted the hardship is the location of the house on the lot due to the time period the house was constructed. Chairman Dodson asked the age of the house. Klausen noted he thought it was in the 30's.

Chairman Dodson noted the Certificates of Mailing were submitted.

Klausen noted this would be an asset. The stone patios were inferior. They want to keep the porch with a cover and dress it up.

Chairman Dodson asked if it would be the same footprint. Klausen replied yes. They are not going to cover anything more than what is there now and most is shown on the field card.

Charlie Martens asked what was between the 2 patios. Klausen noted it is a structure with a roof. That would no longer be there. It would be a continuous porch with a shed roof.

Chairman Dodson noted the structure predates Zoning.

Klausen reiterated they would be taking the stone structures off the front and run an open porch along the front. This would not change the historical look of the front. Dodson confirmed this would be extending the porch across the front of the house.

Klausen noted the septic system had just been redone and reviewed its location.

Matt Young confirmed the stone patios would be coming off (currently open) and then carry a shed roof all the way across. The roof line would be extended so it would be one big porch.

Chairman Dodson noted in the past the Board has considered the distance also to the road between the property line. He noted there were two other variances where that was considered – one across from the cranberry bog and the other on Roast Meat Hill Road across from the Nature Center.

Martens noted he didn't think this was an expansion of a nonconformity. Young noted it is going to be wide open.

Klausen noted the footprint will actually be smaller. It is a closed structure now and the new will be open.

Neighbors Ann Pellegrini and Thomas Houpert, owners of the house on the corner, indicated they didn't have any problem with this application.

As there were no further questions from the Board members and no one else wished to speak in favor or opposition, the public hearing was closed.

There was a short discussion and the following motion was approved.

Motion by Martens, second by Riblet, to grant the variance to Deborah Bodner, 134 Green Hill Road, of Killingworth Zoning Regulation Section 500-44D.(4) Front Setback in view of the fact the setback is 40 feet from the road and obviously there is no way to avoid doing that construction and not impose on the front setback. The Board also believed this was not an expansion of a nonconformity because it is not expanding the footprint, but it is rather an improvement. Unanimously Approved.

3. Election of Officers

Motion by Riblet, second by Young, to nominate Bruce Dodson as Chairman and Charles Martens as Secretary. There being no further nominations, the vote was unanimously approved.

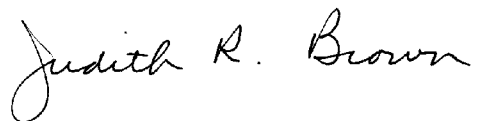
4. Any Other Business – none.

5. Adjournment

There being no further business, the meeting adjourned at 7:23 PM.

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Respectfully submitted,

A handwritten signature in black ink that reads "Judith R. Brown". The signature is written in a cursive style with a large, looping initial 'J'.

Judith R. Brown, Recording Secretary