

**Minutes of the Suffield Zoning Board of Appeals
Police Station Conference Room – August 28, 2012 – 7 p.m.**

Members present: William Arendt, Chairman
Susan Hastings, Secretary
Rene Pacewicz
Derek Donnelly – Alternate
John Schwemmer – Alternate

Excused: Mark Blackaby
Chris Rago
Jay Presser, Alternate

Also present: Zoning Enforcement Officer James Taylor

I. Call to order

Chairman William Arendt called the August 28, 2012 meeting to order at 7 p.m. and asked the recording secretary Bobbie C. Kling to read the Agenda Item, as posted with the Town Clerk, Application #11 12 17. The Chairman designated the voting members to be: S. Hastings, R. Pacewicz, D. Donnelly, W. Arendt, and J. Schwemmer. The Chairman noted that this Public Hearing had been continued from the June 26, 2012 ZBA meeting with the agreement of the applicant. The applicant is waiting for an approval from the North Central Health District.

II. Public Hearing

Application #11 12 17

Northeast Community Builders, 89 South River Road, Coventry, CT requests a south side yard variance from the required 20 feet to 5 feet for the construction of a garage at 1761 Mapleton Avenue, Suffield, CT. Sections IV.M and XIII.B.A. apply.

Eric Corriveau of Northeast Community Builders, Coventry, CT. was present and informed the ZBA that he had just very recently received approval from the North Central Health District. Copies of this written approval were submitted to the ZBA, and placed in his File #11 12 17. Mr. Corriveau reviewed his application, giving a detailed description of property size and stated that the location of the Septic System leaves little room for the proposed garage. His hardship is the location of the Septic System and the fact that the lot is pre-existing non conforming lot. In response to an inquiry from Mr. Donnelly, Mr. Corriveau stated that no construction had taken place since the June 26 meeting. Mr. Donnelly noted that the Proposed Plan has been approved with the following conditions directed to the location and drainage restrictions to the Septic System as documented by the written signed approval. NCDHD granted the approval on August 22, 2012.

Chairman Arendt asked if it were possible to use another location. Mr. Corriveau stated that there was no alternative location. The Chairman asked if anyone present wished to speak in favor or against the application; No response. There were no communications regarding this application #11 12 17.

The Chairman closed the Public Hearing of #11 12 17 closed at 7:15 p.m. Mr. Donnelly moved that the Zoning Board of Appeals enter Deliberations; Mr. Arendt seconded. The meeting was voted into Deliberations at 7:17 p.m.

#11 12 17

The Board, after a brief discussion, determined the hardship to be a pre existing non conforming lot with no other viable locations.

Mr. Donnelly moved to grant a south side yard variance from the required 20 feet to 5 feet for the construction of a garage at 1761 Mapleton Avenue, Suffield, CT. to Northeast Community Builders, 89 South River Road, Coventry, CT. Mr. Arendt seconded. The variance was approved by unanimous vote.

Hardship noted: pre existing non conforming lot

III. Minutes

Mr. Arendt moved that the minutes of the July 31, 2012 ZBA meeting be approved as distributed. Mr. Donnelly seconded. The minutes were approved by unanimous vote.

There was no further business before the Board. The meeting was voted adjourned at 7:25 p.m.

Respectfully submitted, Susan Hastings, Secretary

Recording secretary, Bobbie C. Kling

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