

**Town of Willington
Zoning Board of Appeals
Meeting Minutes**

April 13, 2023 7:30pm

Call to Order

The meeting was called to order at 7:30 by Mark Masinda

Roll Call/Seating of Alternates

Mark Masinda
Bill Bland
Steven Swart
Rick Maloney

Application for Receipt

None

Public Hearing

- 1. ZBA-23-1 Application for Variance from section 4.21.22 and 7.02.01 for 2 to allow for two primary uses on a single parcel at 25 Old Farms Rd Owner: Willington Hill Fire Department Inc. Applicant: Tom Snyder**

M. Masinda opened the Public Hearing and stated it was a continuation of the Public Hearing started on March 23, 2023.

Tom Snyder was present to speak about the application. Rick Maloney confirmed that he had read the previous meeting's minutes and also watched the recording. He then asked the applicant about the hardship. T. Snyder said it would require a unique drainage easement which created challenges as the parking lot and curtain drains of the church, run on both sides of the house and through the front yard of the house. They would like to continue to use the property as it has been used in the past, the house for residential use and the church for events and assembly. Mike D'Amato asked if the house and church has separate well and septic. T. Snyder said that they were.

Mike D'Amato said that The Fire Department did receive a Special Permit to use the property and the church for functions that are limited of 60 events per year. He said they would not need to modify the existing Special Permit.

M. Masinda motion to close the Public Hearing seconded by S. Swart. All voted in favor.

R. Maloney made a motion to approve ZBA-23-1 as presented Application for Variance from Section 4.21.22 and 7.02.01 for 2 to allow for two primary uses on a single parcel.

The hardship is drainage on the parcel, the parcel was an allowed religious use in a R80 zone. Once the religious use was vacated the parcel was non-conforming and no clear way to be rectified. There was no opposition to the application. S. Swart seconded the motion. A brief discussion was held. All voted in favor.

2. ZBA-23-2 Application for Variance from Section 5.02.01.01.01 to allow for a 4-family dwelling at 429 Tolland Tpk.: Owner: 429 Tolland Tpk. Group: Applicant: Shawn Lappen Zone R80

Shawn Lappen was present to speak about the application. He said that when he purchased the property it was listed as multi-family non-conforming status. He is concerned that the use could be revoked at any time. He is in the process of upgrading the property and would like the property to be listed as a legal 4-family house. He believes it became a 4 family in the early 2000's. He stated that he has spoken with the Health Department and the Fire Marshal and is working toward to making the property compliant with the current regulations.

B. Bland motion to close Public Hearing seconded by S. Swart. All voted in favor.

R. Maloney motion to approve ZBA-23-2 Application for Variance from Section 5.02.01.01.01 to allow for a 4-family dwelling at 429 Tolland Tpk. Hardship is preexisting non-conforming use that will not become any more non-conforming. The health and safety of the tenants. The applicant will be able to complete the renovation and will allow for and annual fire inspection. There was no opposition to the application.

B. Bland seconded the motion. After a brief discussion. All voted in favor.

New Business

Unfinished Business

Approval of Minutes

March 23, 2023.

Motion was made to approve the minutes by M. Masinda and seconded by Bill Bland. All voted in favor. R. Maloney abstained.

A. Adjournment

Motion to adjourn was made by Steve Swart and seconded by B. Bland

Respectfully Submitted

M. DuPilka

ZBA Clerk