

Minutes of the Suffield Zoning Board of Appeals  
July 26, 2016 – Police Station Conference Room – 7 p.m.

Members present:

Mark Blackaby, Susan Hastings, Christine Rago, Renee Pacewicz, John Schwemmer, and Rubina Addona      Absent: excused absence: William Arendt, Derek Donnelly  
Also present: James Taylor, Zoning Enforcement Officer, Bill Hawkins, Town Planner, recording secretary, Bobbie C. Kling

Vice Chairman Mark Blackaby called the ZBA meeting to order at 7: p.m.  
Mr. Blackaby asked the recording secretary to read the Suffield Zoning Board of Appeals, Public Notice, into the record and noted that the Notice was published by the Journal Inquirer, July 15, and Friday July 22, 2016. She reported two letters received for #16 17 2

Mr. Blackaby designated the voting members: Schwemmer, Hastings, Rago, Pacewicz, and Blackaby.

Public Hearings

#16 17 1 Steven and Roxan Bednaz, 1001 Sheldon Street, West Suffield, CT, requests a side setback variance from the required 20 feet to 5 feet and a front setback variance from the required 50 feet to 36 feet for construction of a barn. Mr. Bednaz used various maps to review his request. The property is approximately 20 + acres. He has only 5 acres on which he can build. He needs to build away from the septic system and the future septic reserve area, and he would have to avoid setbacks of the wetlands buffer. There were no letters from abutters. Mr. Bednaz did submit a letter with a drawing attached to the Board. Mr. Blackaby requested the recording secretary to read the copy of the letter, dated, July 25, 2016, from Marek L. Kement, PE.,LS into the record. Mr. Bednaz reviewed several maps and responded to questions by the ZBA. Mr. Kement stated in his letter, he believed the most suited and practical location for his proposed structure is as shown on the drawing he included with his letter. Mr. Taylor stated he had not seen the “as built” document. Mr. Bednaz responded to questions by the Board.

Mr. Blackaby asked if any one wished to speak in favor or against the application:  
No response.

The Public Hearing for #16 17 1 was closed at 7:25 p.m .

#16 17 2 Mark and Dawn Vandevanter, 28 Farmstead Lane, Suffield, CT requests a north side setback at 318 North Main Street, Suffield, CT from the required 20 feet to 2.5 feet and a south side yard variance at 318 North Main Street, Suffield, CT from the required 20 feet to 17 feet for construction of an addition. Mr. Crane, architect, was also present. The entire lot is pre-existing, and nonconforming. Mr. Vandevanter explained in detail why he needed a north side setback and a south side variance. Mr. Blackaby

asked if we have letters from abutters. The recording secretary responded, Yes, we have 2 communications. Mr. Blackaby stated we will read the letters under Public Comments.

Public Comments:

The ZBA received a communication from abutters, Joseph and Kelli Tosone, 332 N. Main Street, Suffield. The recording secretary read the letter dated July 20 into the record, Having reviewed the proposed plans for 318 North Main Street, Joseph and Kelli Tosone support the application, #16 17 2.

The ZBA received a communication from David M. Mack, JD.MPH, Suffield, and the recording secretary read the email into the record. The Macks are abutters at 321 North Main Street and have reviewed the plans and drawings. They indicate they have no objection to the granting of the requested variances, #16 17 2.

Mr. Blackaby asked if anyone wished to speak against the application #16 17 2:  
No response. Any one wished to speak in favor: Two communications supporting the application #16 17 2 were read into the record by the recording secretary.

The Public Hearing for #16 17 1 was closed.

Ms. Rago moved to enter Deliberations; Ms. Hastings seconded. By unanimous vote, the Board entered Deliberations at 7:50 p.m.

#16 17 1: Mr. Schwemmer stated that there are significant limitations on the property noted in the application. Question. Is there a hardship? I see two buildable areas.

Ms. Hastings noted that Anchor Engineering did say it could be built as the variances requested. I think he has a hardship.

Mr. Blackaby questioned the size of the barn.

Mr. Schwemmer asked is there a hardship or not; I am not convinced that it is a hardship.

Ms. Rago noted that she agreed with Mr. Schwemmer.

Ms. Hastings stated that she did not think it is unreasonable. Where else could he place a barn that size. I do think he has a hardship, with restrictions of the land and topography.

#16 17 1 – Mr. Blackaby asked for a motion.

Ms. Hastings moved to grant Steven and Roxan Bednaz, 1001 Sheldon Street, Suffield CT a side setback variance from the required 20 feet to 5 feet and a front setback variance from the required 50 feet to 36 feet for a construction of a barn. Ms. Rago seconded.

The hardship would be topography and wetlands setback and septic system setback.

Mr. Blackaby called for a vote: Ms. Hastings Yes, Mr. Schwemmer No, Ms Rago No, Mr. Blackaby yes, Ms. Pacewicz yes. Mr. Blackaby stated that the motion must be approved by 4 affirmative votes. The vote was 3 to 2. The motion to grant Application #16 17 1 failed.

#16 17 2: Mr. Schwemmer stated this is a pre-existing non conforming lot. I think that this is the hardship.

Mr. Blackaby noted that there is no other location for the addition.  
Ms. Hastings stated she believes the hardship is the pre-existing non conforming lot.

Mr. Blackaby asked for a motion.

Mr. Schwemmer moved to grant Mark and Dawn Vandevanter, 28 Farmland Lane, Suffield, CT the following variances: a north side setback variance at 318 North Main Street, Suffield, CT from the required 20 feet to 2.5 feet and south side yard variance at 318 North Main Street, Suffield, CT from the required 20 feet to 17 feet for construction of an addition. Ms. Hastings seconded. The hardship is a pre-existing non conforming lot. Mr. Blackaby called for a vote: Hastings yes, Schwemmer yes, Rago yes, Pacewicz yes, and Blackaby yes. The motion to grant Application #16 17 2 was approved by unanimous vote.

Minutes of the September 29, 2015 meeting: Ms. Hastings moved to approve the minutes and Mr. Schwemmer seconded. The minutes were approved by unanimous vote.

The recording secretary informed Mark and Dawn Vandevanter, that the 2 variances have been approved by unanimous vote, and the Decision Notice would be published in the Journal Inquirer on Saturday, July 30, 2016. They would receive a certified letter which is the variance granting document and they should register the letter with the Town Clerk. Do nothing expensive until two weeks from the date of the Decision Notice because of a two week litigation window when a suit could be filed.

The meeting was voted adjourned at 8: 15 p.m.  
Respectfully submitted, Susan Hastings, Secretary      ZBA.Min.July 26.2016.

Recording Secretary – Bobbie C. Kling