

**TOWN OF KENT
ZONING BOARD OF APPEALS**

41 Kent Green Boulevard
P.O. Box 678
Kent, CT 06757

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KENT TOWN CLERK

2017 SEP 13 A 10:58

BY *D. Gray*
TOWN CLERK

SEPTEMBER 12, 2017 REGULAR MEETING MINUTES

The Town of Kent Zoning Board of Appeals held a regular meeting on September 12, 2017 at 7:00 p.m. in the Kent Town Hall.

1) Call to Order and Roll Call

Mr. DiPentima called the meeting to order at 7:00 p.m.

Board Members Present: Anthony DiPentima, Chairman; Nick Downes, Daniel Murray, John Noneman, Michael VanValkenburg

Staff Present: Donna M. Hayes, Secretary/Clerk

2) Appointment of Alternates(s) to Voting Status.

Mr. DiPentima elevated Mr. Noneman to voting status.

3) Acceptance or Revision of Agenda

Mr. Murray moved to accept the agenda as presented. Mr. VanValkenburg seconded and the motion carried unanimously.

4) Reading and Approval of Regular Meeting Minutes of June 13, 2017.

Mr. Downes moved to accept the Regular Meeting Minutes as written. Mr. Noneman seconded and the motion carried unanimously.

5) Recess Meeting. Convene Hearing:

The meeting recessed and the hearing convened at 7:02 p.m.

- 5.1. Application #03-17, Jill Porter Larson and Stephen Larson, 15 Fuller Mountain Road, relief from Section 5.5, Front Yard Setback, for the construction of 2 car detached garage, Map 2 Block 7 Lot 20.

Ms. Porter was present to the address the Board. She explained that her current residence does not have a garage and due to the steepness of the property and the location of the well and septic system, the only possible location would be within the front yard setback. Currently, her driveway comes into the property on the southern end of the property, runs parallel to Fuller Mountain and ends at the flattest area of the property. This would be the location

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of the new 2 car garage. Pictures were included with the application as well as a site map of the property. Mr. Murray asked Ms. Porter-Larson where her well and septic were located; she indicated their location on the map.

When asked if the garage could be moved farther back from the front yard setback, Ms. Porter-Larson replied that it could, but the end result would be the removal of 3 mature trees. She also indicated that the proposed location of the garage would not block the view of her house from Fuller Mountain Road and would be tucked behind a row of evergreen and deciduous trees that run along Fuller Mountain Road.

6) Close Hearing. Brief Recess

The hearing closed at 7:13 p.m.; there was no brief recess.

7) Reconvene Meeting. Action on Appeal(s) Heard

The meeting reconvened and the following motion was made:

Mr. DiPentima moved to approve Application #03-17, Jill Porter Larson and Stephen Larson, 15 Fuller Mountain Road, relief from Section 5.5, Front Yard Setback, for the construction of 2 car detached garage, Map 2 Block 7 Lot 20, based on the existing hardship which is the topography of the property and the potential environmental damage to the existing mature trees. In addition, the construction of this garage within the front yard setback does not deviate from the master plan. Mr. VanValkenburg seconded and the motion carried unanimously.

8) Old Business

Ms. Hayes informed the Board that Mr. Mauri had signed the Consent Agreement drawn up by Attorney Zizka and made the required payment. She also informed them that she had received a phone call from someone who had booked the Spirit Horse Farm for a wedding on September 30, 2017. Ms. Hayes told the Board that she told the caller that Spirit Horse Farm was no longer allowed to have weddings based on the Court's decision. Mr. Mauri had also informed Ms. Hayes about this reservation and she told him the same thing. If Mr. Mauri has a wedding on his property on September 30, 2017, he will be liable for fines up to \$2,500 and will be responsible for any subsequent legal fees.

9) New Business

No action taken.

10) Communications

10.1. Monthly Financials, July, 2017.

No action taken.

10.2. Connecticut Federation of Planning and Zoning Agencies, Quarterly Newsletter, Spring 2017

No action taken.

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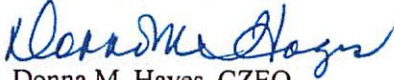
10.3 Connecticut Federation of Planning and Zoning Agencies, Quarterly Newsletter, Summer 2017

No action taken.

11) Adjourn

Mr. DiPentima moved to adjourn at 7:20 p.m. Mr. Murray seconded and the motion carried unanimously.

Respectfully submitted,



Donna M. Hayes, CZEO
Secretary/Clerk

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