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By Darlene Brady at 9:18 am, Oct 11, 2023



**TOWN OF KENT
ZONING BOARD OF APPEALS
41 Kent Green Boulevard, P.O. Box 678, Kent, CT 06757**

REGULAR MEETING MINUTES

The Zoning Board of Appeals held a regular meeting on Tuesday, October 10, 2023, beginning at 7:00 p.m. via zoom.

1) Call to Order and Roll Call

In the absence of Chairman Bisenius, Mr. Pener called the meeting to order at 7:11 p.m.

Board Members Present: Anne Bisenius, Chairman (joined at 7:19 p.m.); Nick Downes, Daniel Murray,
Stephen Pener, Justin Potter,

Staff Present: Tai Kern, Land Use Administrator
Donna Hayes, Secretary/Clerk

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

Mr. Pener moved to appoint Justin Potter to voting status. Mr. Murray seconded and the motion carried unanimously.

3) Acceptance of Agenda

Mr. Pener moved to accept the agenda as presented. Mr. Downes seconded and the motion carried unanimously.

4) Reading and Approval of Meeting Minutes

4.1. Regular Minutes of September 12, 2023.

Mr. Pener moved to approve the Regular Minutes of September 12, 2023, as presented. Mr. Potter seconded and the motion carried unanimously.

5) Public Hearing

5.1 Application #04-23, William & Rebecca Collins, 5 Chimney Rock Rd., Map 9 Block 15 Lot 5, increase in non-conformity.

The public hearing was opened at 7:15 p.m.

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Ms. Kern noted that the public hearing was legally noticed.

Mr. Collins, property owner, explained that they plan on adding a bedroom and bathroom to their 1100 sq. ft., 2 bedroom, 1 bathroom house. The addition, totaling 612 sq. ft., will be built on the conforming side of the existing structure. Ms. Kern said that the proposal will not encroach on the setback but will increase the nonconformity of the structure.

Ms. Bisenius asked if Torrington Area Health District had approved the proposal. Ms. Collins replied that they had received their approval.

Mr. Downes asked if all the neighbors had been notified. Ms. Kern said that all the certified receipts were in the file. Ms. Collins said that there were no comments from the neighbors. Mr. Epstein, adjoining neighbor, said that he and his wife were in favor of this application.

6) Close Hearing. Brief Recess

Mr. Pender moved to close the public hearing at 7:25 p.m. Mr. Potter seconded and the motion carried unanimously. No recess was held.

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

7.1. Application #04-23, William & Rebecca Collins, 5 Chimney Rock Rd., Map 9 Block 15 Lot 5, increase in non-conformity.

Having no additional questions for the applicant, the following motion was made:

Mr. Downes moved to approve Application #04-23, William & Rebecca Collins, 5 Chimney Rock Rd., Map 9 Block 15 Lot 5, increase in non-conformity as it does not change the character of the neighborhood or affect the comprehensive plan of the Town. Mr. Murray seconded. With no discussion the motion carried unanimously.

8) Communications

It was noted that next year's calendar will be discussed at next month's meeting. Ms. Kern answered a question from Mr. Pender regarding the continuing credits required of the ZBA by telling him that the credits were due by the end of next year. Ms. Bisenius told the Board that there are several self-guided classes that are accessible through the UCONN Clear website. Ms. Kern said that she would send out class information as it is received.

9) Adjourn

Mr. Pender moved to adjourn at 7:32 p.m. Mr. Potter seconded and the motion carried unanimously.

Respectfully submitted,

Donna M. Hayes

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Secretary/Clerk

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