

**Portland Zoning Board of Appeals
Meeting Minutes
February 22, 2024
Buck-Foreman Room, 2nd Floor
265 Main Street, Portland, CT**

ZBA Members Present: Bob Casati, Joan Giesemann, Kurt Peterson, Jack Sterry, Robert Wildermouth (alternate)

Absent: Michael Lastrina, Cynthia Roman, Barbara Sequenzia

Staff Present: Dan Bourret

Others Present: Members of the public and media

I. CALL MEETING TO ORDER

Chairwoman Joan Giesemann called the Zoning Board of Appeals meeting to order at 7:00 p.m. on Thursday, February 22, 2024.

II. ROLL CALL AND SEATING OF ALTERNATES

Roll call took place. Bob Wildermouth was seated.

III. ACCEPTANCE OF AGENDA

Jack Sterry made a motion to accept the agenda, it was seconded by Kurt Peterson, all were in favor, motion carried.

IV. READING OF LEGAL NOTICE & EXPLANATION OF PROCEDURES

Joan Giesemann read the legal notice.

V. PUBLIC HEARING AND POTENTIAL ACTION

Application #23-01: 6 Breezy Corners Road. Request for a variance from Zoning Regulation Table 4.2.1 for the front yard setback to allow construction of a shed 30 ft from the property line where 75 is required. Application and property of Gail Brochu. Assessor's Map 16, Lot 2-4. Zone RR.

Jack Sterry made a motion to open the hearing, seconded by Kurt Peterson, all were in favor, motion carried.

Applicant Gail Brochu introduced herself and explained the need for a variance. That would be where the septic is located. The side yard has wetlands in the front and behind the house there is a cliff. There is a place on the side of the house where the smaller shed will be relocated and it will meet zoning.

They didn't need a variance for the first shed. An administrative permit would have to be obtained to move the smaller shed. The new shed would be in the same footprint as the smaller shed. The neighbors are fine with it. Jack Sterry said they really don't have much of a choice and he sees no problem with it.

Kurt Peterson made a motion to close the hearing, seconded by Bob Wildermouth, all were in favor, none opposed, no abstentions, motion carried.

Discussion: Kurt Peterson sees no problem with the hardship. Jack Sterry said it is the best use of that land. It is a tough lot. Jack Sterry made a motion to close the discussion, seconded by Bob Wildermouth, all were in favor, motion carried.

Joan made a motion to approve

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based on drawings, pictures and other information submitted with the application, testimony provided, and the following hardship(s):

75' from private driveway is the septic tank or leaching field. Side/front is wetlands. Behind the house is a cliff. Based on topography and septic location, there is no other location

It was seconded by Kurt Peterson. All were in favor, none opposed, no abstentions, motion carried.

VI. REGULAR MEETING

A. New Business

Discuss and approve 2024 ZBA Meeting schedule.

Kurt Peterson made a motion to adopt the 2024 ZBA meeting schedule (to be adjusted as necessary), seconded by Jack Sterry, all were in favor, motion carried.

B. Old Business

1. Adoption of Minutes: 8/24/23 Regular Meeting

Kurt Peterson made a motion, seconded by Jack Sterry, to adopt the 8/24/23 Regular Meeting Minutes, Robert Wildermouth abstained, all others were in favor, motion carried.

2. Correspondence.

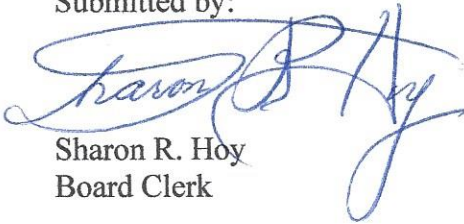
VII. PUBLIC COMMENT

None

VIII. ADJOURNMENT

Jack Sterry made a motion to adjourn the meeting, seconded by Bob Casati, all were in favor; the meeting was adjourned at 7:34 p.m.

Submitted by:

A handwritten signature in blue ink, appearing to read "Sharon R. Hoy". The signature is stylized and cursive, with a large initial "S" and "H".

Sharon R. Hoy
Board Clerk

cc: TC, ZBA & Clerk, ZEO, Bd., Book, Applicant(s), Extras (10)
Email to KA, DK, FS & BOS, Library