

**Portland Zoning Board of Appeals
Meeting Minutes
March 28, 2024
Buck-Foreman Room, 2nd Floor
265 Main Street, Portland, CT**

ZBA Members Present: Bob Casati, Joan Giesemann, Michael Lastrina, Kurt Peterson, Barbara Sequenzia,

Absent: Cynthia Roman, Jack Sterry, Robert Wildermouth

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, March 28, 2024.

II. ROLL CALL AND SEATING OF ALTERNATES

Roll call took place. Barbara Sequenzia was seated.

III. ACCEPTANCE OF AGENDA

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

IV. READING OF LEGAL NOTICE & EXPLANATION OF PROCEDURES

Joan Giesemann read the legal notice and procedures.

V. PUBLIC HEARING AND POTENTIAL ACTION

Application #23-02: 77 Breezy Corners Road. Request for a variance from Zoning Regulation Table 4.2.1 for the side yard setback to allow construction of a garage addition 19 ft. from the property line where 25 ft. is required. Application and property of Peter Rand. Assessor's Map 16, Lot 11, Zone RR.

Michael Lastrina made a motion to open the hearing, seconded by Barbara Sequenzia, all were in favor, motion carried.

Applicant Peter Rand reported that he wants to put on an addition. The door will come in from the side. The ground slopes, on one 6", the other side is 4'. Angelo Cabella lives next door and said there was no problem. From his neighbor's driveway, you wouldn't see it because of the

laurel bushes. He can't build on the other side. He has a boat and some "old" cars and wants to store them there. It will be rough framed. The width is the same as the width of the garage now. The garage is behind the house.

Dan Bourret, Town Planner, said it violates the side setback only. He has five acres. With five acres, he could have 24,000 sq.ft. of house and garage on the property.

Mr. Rand described where the leeching field is. He doesn't want to get too close to the septic. The ground slopes a lot. The slope goes from the east to west. It is a garage not a shed. The earlier garage was built in 1963; the house in 1956. The garage has one bay with a workshop. It may look like a saltbox but it would be for trim. The ceiling in the garage now is 9' with an 8' door. There will be a foundation with a cement floor, with a 10" wall. He will pour concrete.

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

Discussion: None.

Kurt Peterson made a motion to approve

Application #23-02: 77 Breezy Corners Road. Request for a variance from Zoning Regulation Table 4.2.1 for the side yard setback to allow construction of a garage addition 19 ft. from the property line where 25 ft. is required. Application and property of Peter Rand. Assessor's Map 16, Lot 11, Zone RR, based on drawings, pictures and other information submitted with the application, testimony provided, and the following hardship(s):

Due to the slope of the land and placement of the septic, it is not possible to put another bay on the outside of the existing garage. An addition on the back is the only possible location due to the slope of the land.

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

VI. REGULAR MEETING

A. New Business: None

B. Old Business

1. Adoption of Minutes: 2/22/24 Regular Meeting

Kurt Peterson made a motion, seconded by Barbara Sequenzia, to adopt the 2/22/24 Regular Meeting Minutes, all were in favor, motion carried.

2. Correspondence.

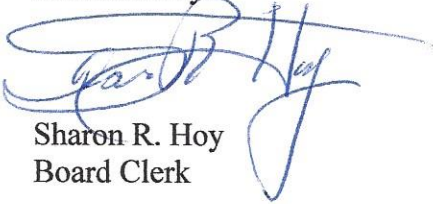
VII. PUBLIC COMMENT

None

VIII. ADJOURNMENT

Kurt Peterson made a motion to adjourn the meeting, seconded by Michael Lastrina, all were in favor; the meeting was adjourned at 7:24 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