

**Zoning Board of Appeals  
March 23, 2023, 7:30pm  
Special Meeting Minutes**

**Members Present:**

Mark Masinda  
Bill Bland  
Steven Swart  
Rick Maloney(Absent)

**Call to Order**

The meeting was called to order at 7:30 by Mark Masinda, he explained that while they had enough members for a quorum, they did not have the required 4 members to make a decision. The applicants would make their presentations and the Public Hearing would remain open until the next meeting.

**PUBLIC HEARING:**

**ZBA-23-1** Application for a variance from Section 4.21.22 and 7.02.01 for two primary uses on one parcel. 25 Old Farms Road. Owner Willington Hill Fire Department Owner: Willington Hill Fire Department Applicant: T.Snyder

Tom Synder was present to speak about the application. He stated that the Fire Department would like to continue to use the property as it has been used in the past, the house for residential use and the church for events and assembly. The house is currently being rented to generate income. The church would be used for meetings, dinners, and continue its use for events, and assembly.

M. Makuch spoke for the Willington Hill Fire Department and stated that they bought the property from the Diocese in 2018. He spoke to the past uses of the Church building and that it was used for bingo, weddings, and other community events. He stated that between the fire house and the church building, many Community Events had been held at this site

M. Masinda asked if the primary use is the house and the secondary use would be church. M. Makuch said because it is a Fire Department and not a religious organization it does not meet the regulations in that both buildings are on the same property and indicated that Eastern Highland Health District has put a limit of 60 events per year at the location.

Mike D'Amato stated that the Fire Department did receive a Special Permit to use the property as it has been described, but at the time the house was planned to be used for office space or storage. Now that they are seeking to utilize the former rectory as a permanent residential use which is not associated with the Fire Department, the variance is required.

M. Makuch read a letter from an abutting property owner in support of the uses of the property. Don Rakiewicz spoke in support of the application.

The Commission then continued the Public Hearing to the next regular meeting.

**ZBA-23-2** Application for a variance from Section 5.02.01.01.01 increase the use from a two-family to a four-family. 429 Tolland Tpk. Owner: LAPP Applicant: S. Lappen

Shawn Lappen was present to speak about the application. He stated that they purchased the property as a 4-family house and later found out that town records have it listed as 2-family. He further stated that in researching past owners and reviewing available information at Town Hall, he believes it became a 4-family in the early 2000's. He provided additional background information demonstrating the review he had performed and why he felt the property had existed as a 4-family home for so long. He further stated that his goal was to improve the property. He stated that he had spoken with the Health Department and the Fire Marshal and is working toward making the property compliant with the current regulations, but he cannot move forward with the renovations until the issue of the number of units has been rectified.

M. Masinda said the Public Hearing would remain open until the next meeting on April 13, 2023.

**Regular Meeting:**

**Approval of Minutes**

April 14, 2022: Motion to approve by S. Swart seconded by B. Bland. All in Favor, Motion Passes Unanimously.

M. Masinda made a motion to adjourn the meeting. B. Bland seconded the motion. All voted in favor. Meeting was adjourned at 8:09pm

Respectfully Submitted  
M.Dupilka  
ZBA Clerk