

**Town of Willington
Zoning Board of Appeals
Meeting Minutes**

Note: This meeting was also conducted via Zoom

October 12, 2023 7:30pm

Call to Order

Mark Masinda called the meeting to order at 7:30pm

Roll Call/Seating of Alternates

Mark Masinda

Bill Bland

Steven Swart

Rick Maloney(via Zoom)

Staff Present:

Zoning Agent--Mike D'Amato

Assistant Zoning Agent--Evelyn Delaney

Applications for Receipt

None

Public Hearing

1. **ZBA-23-3:** Application for Variance from Section 7 to locate a shed 8ft from the side property line and 14ft from the front property line at 23 Nipmuck Road (MBL 02 018-12)
Owner/Applicant: Steve Nelson

M. Masinda ask the applicant Steven Nelson to explain his application.

S. Nelson said that they would like to place a shed on their property. They own three acres of land and it consist of mostly of ledge rock and wetland.

The application included pictures showing the property. S. Nelson said that the pictures are showing the ledge of rock that runs along the southern border of the property. The top of the ledge is about even with the second story of the house and the land slopes on the side of the property.

S. Nelson said that they have a temporary structure and would remove it and put the shed in its place.

S. Nelson said they applied to the Health Department, and they approved the location which is 5ft off the edge of the leach fields. He stated that the shed would be placed on a stone pad.

R. Maloney ask the applicant about the variance needed 17 ft sideline and 36 ft front line. He also asked if the abutting property owners had been notified. S. Nelson said that he had and provided the USPS Certified Mail receipts to the Board.

M. Masinda ask if there was anyone from the public who wished to provide comments on the application.

John and Debra Loughran spoke against the size of the shed. They said that they would be looking at the back of the shed and ask to have some kind of screening or planting to block their view of the shed.

The Commission held a general discussion about the location of the shed and the comments from the public. The applicant provided additional pictures depicting the locations of other sheds within the neighborhood.

M. Masinda closed the public hearing.

New Business

ZBA-23-3: Application for Variance from Section 7 to locate a shed 8ft from the side property line and 14ft from the front property line at 23 Nipmuck Road (MBL 02 018-12)
Owner/Applicant: Steve Nelson

R. Maloney motion to approve the application ZBA-23-3 for a 17ft sideline variance and a 36ft front line variance. The hardship being the topography of the land. S. Swart seconded the motion.

R. Maloney said he was familiar with the area and has seen the ledge and slopes of the property. The site they have chosen is the only location on the site for the structure.

All voted in favor. The application was approved.

Minutes

M. Masinda motion to approve the minutes of April 13, 2023. B. Bland seconded the motion.

All voted in favor.

M. Masinda adjourn the meeting at 8:30.

Respectfully Submitted

M.A. DuPilka

