

Wallingford Zoning Board of Appeals

Monday, July 20, 2020

7:00 p.m.

Meeting Conducted Remotely through GoToMeetings

Minutes

Present: Chairman Joseph Rusczek; Secretary Louis Czerwinski; Commissioners Thomas Wolfer; Samuel Carmody, Raymond Rys; Alternate: Bruce Conroy, Karen Harris, and Robert Parisi; Amy Torre, Zoning Enforcement Officer.

Chairman Rusczek called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited.

Chairman Rusczek noted that tonight's decisions will be published in the Record-Journal on Friday, July 24, 2020. The effective date of your variance will be Friday, July 24, 2020; the date a certified copy is recorded on the land records. The statutory 15 –day appeal period will expire on Sunday, August 9, 2020. If you commence operations and/or construction during the appeal period, you do so at your own risk.

Voting members are Carmody, Wolfer, Czerwinski, Rys, and Chairman Rusczek.

Chairman Rusczek announced that the following applications would not be heard tonight. Both requested a delay to the August meeting.

#20-014 – Variance Requests/Franceskino/20 South Side Drive

#20-015 – Special Exception Request/Soli/1431 Tuttle Avenue

PUBLIC HEARINGS

1. # 20-010 – Variance request/Nesti & Prior/front yard setback of 13 ft. (30 ft. required) and side yard of +/- 11 ft. (12 ft. required) to construct a covered front porch at 143 South Main Street in a CLB district.

Mr. Czerwinski read the staff notes into the record. #20-010 – Variance Requests/Nest and Prior/143 South Main Street. "Applicant proposes a covered front/side porch addition to the dwelling. A similar porch existed on original dwelling dating back to the mid-1800s. The existing dwelling is non-conforming as to front setback (pre-dating the inception of zoning). 30 ft. is required, 17.19 ft. exists and the applicant's proposal includes a 5 ft. front porch requiring a front setback of 12.19 ft. Side yard currently +/- 11 ft. where 12 ft. is required. The proposal expands the same side yard setback to accommodate 8 ft. side porch, necessitating additional variance requests. Mr. Czerwinski added correspondence dated May 15, 2020, from Wallingford Historic Preservation Trust to the Zoning Board of Appeals.

Michael Nesti and Dorcas Prior-Nesti of 143 South Main Street presented that they purchased the property to restore it to its historical beauty when it was built in 1886. There was an existing front porch. The hardship is that zoning regulations didn't exist when it was built. They intend to put the porch back to the best of their ability and be historically accurate as possible. This includes patching and replacing the original cedar siding. Mrs. Nesti reported that the color will be a creamy gray with black trim.

Commission members indicated their pleasure in seeing the building restored.

Public Comment – none

Hearing no further questions or comments from the Board, Chairman Rusczek closed the public hearing and opened it up for discussion and possible action by the Board.

Mr. Rys: Motion to approve application #20-010/Nesti and Prior/143 South Main Street. Variance request for front yard of 12.19 ft. where 30 ft. is required to construct a front and side porch addition at 143 South Main Street as shown on submitted plans, picture and Zoning Location Survey received May 8, 2020, subject to:

Condition:

Comments from Erik Krueger, Water and Sewer Division dated June 8, 2020.

Mr. Czerwinski: Second

Vote: Carmody – yes to approve; Wolfer – yes to approve; Rys – yes to approve; Czerwinsky – yes to approve; Chairman Rusczek – yes to approve.

Front yard setback has been approved,

Mr. Rys: Motion to approve application #20-010/Nesti and Prior/143 South Main Street. Variance request for side yard of +/- 11 ft. where 12 ft is required to construct a front and side porch addition at 143 South Main Street as shown on submitted plans, picture and Zoning Location Survey received May 8, 2020, subject to:

Condition:

Comments from Erik Krueger, Water and Sewer Division, dated June 8, 2020.

Mr. Czerwinski: Second

Vote: Carmody – yes to approve; Wolfer – yes to approve; Rys – yes to approve; Czerwinsky – yes to approve; Chairman Rusczek – yes to approve.

Both variances are approved.

CONSIDERATION OF MINUTES

Mr. Rys: Motion to accept the minutes of the Monday, June 15, 2020, regular meeting.

Mr. Wolfer: Second

Vote: Unanimous to approve

Chairman Rusczek noted that he will not be in attendance at the August meeting.

ADJOURNMENT

Mr. Czerwinski: Motion to Adjourn at 7:15 pm.

Mr. Carmody: Second

Vote: Unanimous to approve

Respectfully submitted,
Cheryl-Ann Tubby
Recording Secretary