REGULAR MEETING
MINUTES

THURSDAY, May 5, 2022
Council Chambers & Virtual on WebEx
5:30 P.M.

The meeting was held both virtually and in-person. Members of the public had access via https://webex.com, the WebEx application, and via telephone.

1. Call to Order

The meeting was called to order at 5:33pm.

2. Pledge of Allegiance

3. Roll Call

Present: Steven Kovach
Jonathan Pulino
Nicholas Ficaro
Kevin Brignole
David Booth (Seated for Linda Reil)

Absent: Linda Reil

Staff: Tom Hazel Zoning Enforcement Officer

Public: One member of the public logged into the meeting.

4. Approval of Minutes
4.1. Regular Meeting of April 7, 2022

Motion to approve the minutes of the April 7, 2022 meeting
Moved by Pulino, Seconded by Booth
Voting in favor: Kovach, Pulino, Ficaro, Brignole, and Booth
Passed 5-0-0

5. Old Business

None.

6. New Business

None.

7. Public Hearing

If you require special accommodations for any meeting, please call the ADA Coordinator at (860) 638-4540, (voice) or (860) 638-4812 (TDD/TTY), or the Town Clerk's Office at (860) 638-4910 at least ten (10) days prior to the scheduled meeting.
7.1. Request for a variance of Section 21.02 for the proposed frontage of lot 5 in a five lot subdivision 665 Ridgewood Road, zone R15. Applicant/Agent Antonio Cuomo/Hubbard Properties LLC.

Applicant and Agents present.

Agents Richard Carella Esq., Patrick Benjamin PE., and Applicant Antonio Cuomo presented application to create a five lot subdivision at 665 Ridgewood Road. The applicants engineer presented the subdivision along with two denser alternatives. He stated that over time discussions about the feasibility of the alternatives lead to the final five lot subdivision. Due to topography it was found to be the least impactful. With the presents of wetlands on the property and the slopes the use of the driveway of the existing home on the property as a common driveway for lots 3-5 would be most prudent of all the options. Lots 1-2 would directly front the road. In order to facilitate this subdivision and maintain frontage for all five lots, lot 5 would only have 21.31 feet of frontage while R15 zone requires 100 feet. Hence the application for the variance. Attorney Corrella spoke to the hardship of steep slopes and how that effected the other options and made them less prudent. I all the representatives felt this was the best use of the property.

Motion to close public hearing
Moved by Pulino, Seconded by Booth
Voting in favor: Kovach, Pulino Ficaro, Brignole, and Booth
Passed 5-0-0

Motion to the variance
Moved by Pulino, Seconded by Ficaro
Voting in favor: Kovach, Pulino Ficaro, Brignole, and Booth
Passed 5-0-0

Prior to vote, Booth noted the five lot subdivision was less intense than other options put forward. Ficaro stated that the proposed layout was similar to other lots in the area.

8. Adjournment

Motion to adjourn
Moved by Pulino, Seconded by Ficaro
Voting in favor: Kovach, Pulino Ficaro, Brignole, and Booth
Passed 5-0-0

The meeting adjourned at 5:49pm.

Submitted,

Thomas Hazel, Zoning Enforcement Officer
Department of Land Use