

SALISBURY ZONING BOARD OF APPEALS

SPECIAL MEETING

JULY 5, 2022 – 5:00PM (VIA ZOOM)

- 1) Call to Order. Present: Jeff Lloyd; Roxanne Belter; M. E. Freeman; Stacie Weiner; Peter Menikoff (Alternate); Lee Greenhouse (Alternate); Abby Conroy, Land Use Administrator and Georgia Petry, ZBA Assistant. Absent: Michael Alderman.
- 2) Roll Call & Seating of Alternates. Lee Greenhouse was appointed Voting Alternate for Michael Alderman.
- 3) Discussion of Alternate Vacancy - Introduction of Candidate.
Beth Wells, who introduced herself at the ZBA meeting on June 14, 2022, was considered as a candidate for the Alternate Vacancy. A **Motion to Approve Beth Wells, as a ZBA Alternate Member**, was made by M.E. Freeman, seconded by S. Weiner and unanimously **Approved**.
- 4) Minutes of May 10, 2022. Approved at the meeting on June 14, 2022.
- 5) Public Comment – None
- 6) FOIA and Proper Procedure
Abby Conroy asked the Commission to review the video provided by Tom Hennick, FOIA, State of CT. She noted that compliance is important; Commission business should only take place during the meetings. She can be contacted with questions the Commission may have.
- 7) Discussion of Legal Representation
J. Lloyd talked about his contact with Kevin Nelligan, a local Attorney in Canaan, who has done land use work for various towns. M. E. Freeman asked why there is discussion about having legal representation; J. Lloyd noted that there had been difficult cases in the past that needed to be reviewed and added that it would be good to have someone in place to call on, if needed. A. Conroy pointed out that each Town Commission has its' own Attorney, available when needed; she advised that ZBA should have its' own Attorney, also, to avoid conflicts. M. E. Freeman and P. Menikoff, who are both Attorneys, would like to have a list of 3 or 4 names to consider. A. Conroy noted that there is no current list, but she will look for other ZBA Attorneys, specifically. L. Greenhouse asked how often an Attorney has been needed in the past few years; J. Lloyd responded, not often and mentioned that Attorney Steven Byrne had been involved in the past; S. Weiner agreed. L. Greenhouse suggested that a person be identified as a resource for cases and pointed out that current questions have to do with the governance of the ZBA. A **Motion to**

Have P. Menikoff and M. E. Freeman Review a List of Possible ZBA Attorneys, was made by L. Greenhouse, seconded by S. Weiner and unanimously **Approved**.

PUBLIC HEARING – Opened at 5:25pm.

- 8) ZBA #2022-0185 / Bromberg (Grickis) / 130 Cobble Road / Request for Variance from 300.2 & 304.1 to Convert an Existing Storage Room to Contain a Conditioned & Plumber Art Studio / Map 55 / Lot 17 / DOR: 06/14/2022 / Continue Hearing

S. Weiner read the Legal Notice, as it appeared in the Lakeville Journal. Attorney William Grickis, representing the applicant, described the proposed change of use of the existing room. He indicated that the addition of a sink in the room had been approved by the Torrington Area Health Department (TAHD). He offered that the hardship was that the old house, in its' location, pre-dated zoning; he added that there would be physical changes to the outside of the house. Applicant Veronika Bromberg stated her reasons for converting the existing structure into something more usable. Attorney Grickis pointed out that this room is part of the house now; he noted that the change of use is within setback lines. P. Menikoff asked what the hardship is; Ms. Bromberg had no comment about that, just that she needed the space. R. Belter asked if there is room on the property to build something else; Ms. Bromberg answered, possibly, but hadn't considered it. L. Greenhouse raised the issue of "disappointment of use," but if set aside because of the historical nature, is the request unreasonable, if it has no impact to anyone else. Attorney Grickis responded that no abutting neighbors had objected and that this Variance would not detract from the Town's Comprehensive Zoning Plan; it would just be a convenience for the full use of the whole house. Following a few other Commission comments, J. Lloyd asked for a Motion to Close the Public Hearing. A **Motion to Close the Public Hearing** was made by S. Weiner, seconded by M. E. Freeman and unanimously **Approved**. The **Public Hearing was closed** at 5:43pm. There was a brief discussion. A **Motion to Grant the Variance for Relief from Sections 300.2 & 304.1 of the Salisbury Zoning Regulations for 130 Cobble Road (ZBA Application #2022-0185)**, was made by S. Weiner, seconded by L. Greenhouse and **Approved**. (Alternate Peter Menikoff did not vote, as he was not seated.)

Adjournment -- Unanimously Approved. The meeting adjourned at 5:45pm.