

1
2
3 **ZONING BOARD OF APPEALS**
4 **Wednesday, September 27, 2023, at 7:00 P.M.**
5 **Public hearing was web-based**

6 **I. CALL TO ORDER** – Chair Antonio called the meeting to order at 7:02 P.M.

7
8 **II. ROLL CALL**

9
10 **Present:** Assistant Town Planner, Brittany MacGilpin, Code Compliance Officer,
11 Joseph Hollis; Chair, Steven Antonio, Vice Chair, JoAnn Hogan; Lawrence Boardman,
12 Mark Freeman, Ram Kaza, Joshua Michelson, Ali Rice, and Stacey Walczak.

13
14 **Absent:** Sharon Thomas.

15
16 **1. Appointment of Alternates**

17
18 Commissioner Boardman and Commissioner Rice were appointed as regular
19 members for tonight’s meeting.
20

21 **III. APPLICATIONS**

22
23 **1. Public Hearings**

24
25 **Application ZBA #23-07** Robert McAllister, Owner/Applicant, for a ± 472 sq. ft.
26 variance to the total allowable square footage for all accessory structures on the
27 property, pursuant to the Simsbury Zoning Regulations section 3.5 for the
28 construction of a ± 1,696 sq. ft. barn on the property located at 179 Great Pond
29 Road (Assessor’s Map D06, Block 303, Lot 004), zone R-80.

- 30
31
- 32 • Mr. McAllister stated that the only available place for them to put the
33 structure is 89 ft. away from the main structure and across the driveway.
 - 34 • He stated the hardship is that they cannot attach it to the main structure
35 because of its size. On one side of the house is the pool, the front yard would
36 require two variances. Behind the house there is a patio and another
37 structure. The only other side is the driveway side but there is no room in-
38 between the house and the driveway so it must be put on the other side of
39 the driveway.
 - 40 • He stated they have four neighbors, who are all in favor of the application
41 and have submitted letters to the Board.
 - 42 • Matt Lubinsky and Carolyn Augur, neighbors adjacent to the property, and
43 Jeff and Jessica Anastasio, neighbors directly across the street to the
44 property, spoke in favor of the application.

45 **MOTION:** Chair Antonio, made a motion, seconded by Vice Chair Hogan, to close
46 the public hearing for **Application ZBA #23-07** Robert McAllister,

47 Owner/Applicant, for a ± 472 sq. ft. variance to the total allowable square footage
48 for all accessory structures on the property, pursuant to the Simsbury Zoning
49 Regulations section 3.5 for the construction of a ± 1,696 sq. ft. barn on the property
50 located at 179 Great Pond Road (Assessor’s Map D06, Block 303, Lot 004), zone
51 R-80. The motion carried unanimously. (8-0-0).
52

53 **2. Discussion and Possible Action**
54

55 **Application ZBA #23-07** Robert McAllister, Owner/Applicant, for a ± 472 sq. ft.
56 variance to the total allowable square footage for all accessory structures on the
57 property, pursuant to the Simsbury Zoning Regulations section 3.5 for the
58 construction of a ± 1,696 sq. ft. barn on the property located at 179 Great Pond
59 Road (Assessor’s Map D06, Block 303, Lot 004), zone R-80.
60

- 61 • The Board agreed that the large size and uniqueness of the property, the
62 support of the neighbors, and the reduction in variance are all helpful.
63

64 **MOTION:** Vice Chair Hogan made a motion, seconded by Commissioner
65 Michelson to approve **Application ZBA #23-07** Robert McAllister,
66 Owner/Applicant, for a ± 472 sq. ft. variance to the total allowable square footage
67 for all accessory structures on the property, pursuant to the Simsbury Zoning
68 Regulations section 3.5 for the construction of a ± 1,696 sq. ft. barn on the property
69 located at 179 Great Pond Road (Assessor’s Map D06, Block 303, Lot 004), zone
70 R-80, based upon the following findings: the hardship being it is impossible to
71 attach this building to the existing home, which makes it necessary for it to be an
72 accessory structure and all other sides of the house are occupied or it would impact
73 the wetlands. The motion carried unanimously. (8-0-0).
74

75 **IV. GENERAL COMMISSION BUSINESS**
76

77 Chair Antonio stated that Vice Chair Hogan, Commissioner Boardman, and
78 Commissioner Rice are all up for re-election.
79

80 **V. APPROVAL OF MINUTES**
81

82 August 23, 2023 Regular Meeting
83

84 **MOTION:** Commissioner Kaza made a motion, seconded by Vice Chair Hogan, to
85 approve the Minutes of the August 23, 2023 Regular Meeting, as written. The motion
86 carried unanimously. Commissioner Michelson and Commissioner Rice abstained. (6-
87 0-2).
88

89
90
91 **VI. ADJOURNMENT**
92

93 **MOTION:** Vice Chair Hogan made a motion, seconded by Commissioner Rice, to
94 adjourn the meeting. The motion carried unanimously. (8-0-0).

95

96

Chair Antonio adjourned the meeting at 7:30 P.M.

97

98

Respectfully Submitted,

99

100

Amanda Blaze

101

Commission Clerk