

AGENDA

1. **CALL TO ORDER AND ROLL CALL**
2. **APPROVAL OF MINUTES**
 - A. **Regular Meeting Minutes** 2 - 3
[12-18-2019 Minutes](#)
 - B. **Special Meeting Minutes** 4 - 7
[01-07-2020 Minutes](#)
[12-18-2019 Minutes-Field Trip](#)
3. **PUBLIC HEARINGS**
 - A. **Z-0004: Application for a variance to the minimum front yard setback requirements to authorize a bridge-like structure 0 feet from the front property line at 28 Meadowood Road (Parcel ID: 15.21.21) Daiyue Hu owner/applicant.** 8 - 25

MOVE to continue the public hearing to March 24, 2020 at 6:30pm.

[Z-0004 28 Meadowood ZBA Application](#)
[Z-0004 28 Meadowood ZBA Applicant Photographs](#)
[Z-0004 28 Meadowood-Aerial Photo with 2 foot contours](#)
[Z-0004 28 Meadowood Original Zoning Permit](#)
[Z-0004 R-1 District Requirements](#)
[Z-0004 28 Meadowood Legal Notices of PH](#)
4. **OLD BUSINESS**
 - A. **Z-0004: Application for a variance to the minimum front yard setback requirements to authorize a bridge-like structure 0 feet from the front property line at 28 Meadowood Road (Parcel ID: 15.21.21) Daiyue Hu owner/applicant.**
5. **NEW BUSINESS**
6. **COMMUNICATIONS**
7. **ADJOURNMENT**

MINUTES

| | |
|---------------------------|---|
| Members Present: | R. Stearns, A. Welch, S. Woulfin |
| Members Absent: | R. Brosseau, D. Vigneau |
| Alternates Absent: | S. Barefield, D. Blanchard, T. Ward |
| Staff Present: | L. Painter, Director of Planning and Development; E. Galbraith, Administrative Assistant |

CALL TO ORDER AND ROLL CALL

Acting chair Welch called the meeting to order at 6:02 PM.

MINUTES

Stearns MOVED, Welch seconded, to approve the November 20, 2019 Field Trip Minutes as presented. Woulfin abstained. Motion PASSED 2-0-1.

Stearns MOVED, Welch seconded, to approve the November 20, 2019 Minutes as presented. Woulfin abstained. Motion PASSED 2-0-1.

PUBLIC HEARINGS

Z-0002: Application for variances to the minimum front and side yard setbacks to authorize a two-car garage 5 feet from the side property line and 34 feet from the front property line at 50 Farmstead Road (Parcel ID 15.30.58, R-90 Zone). David Knecht and Lori Smolin Owners/Applicants .

Stearns MOVED, Woulfin seconded, to continue the public hearing on ZBA File No. Z-0002, Application of David Knecht and Lori Smolin for variances to property located at 50 Farmstead Road to January 7, 2020 at 6:30 PM. Motion PASSED unanimously.

OLD BUSINESS

- A. Z-0002: Application for variances to the minimum front and side yard setbacks to authorize a two-car garage 5 feet from the side property line and 34 feet from the front property line at 50 Farmstead Road (Parcel ID 15.30.58, R-90 Zone). David Knecht and Lori Smolin Owners/Applicants.**

Tabled to January 7, 2020 Public Hearing.

- B. 2020 Zoning Board of Appeals Meeting Schedule**

Welch MOVED, Stearns seconded, to adopt the 2020 meeting schedule for the Zoning Board of Appeals as presented at the December 18, 2019 meeting. Motion PASSED unanimously.

NEW BUSINESS

Z-0004: Application for a variance to the minimum front yard setback requirements to authorize a bridge-like structure 0 feet from the front property line at 28 Meadowood Road (Parcel ID: 15.21.21) Daiyue Hu owner/applicant
Woulfin MOVED, Welch seconded, to receive the application of Daiyue Hu dated December 6, 2019 (File Z-0004), for a variance to the front yard setback requirements at 28 Meadowood Rd (Parcel ID: 15.21.21), to refer said application to staff for review and comment, and to schedule a public hearing for February 25, 2020. Motion PASSED unanimously.

ADJOURNMENT

Welch adjourned the meeting at 6:07 PM.

Respectfully Submitted:



R. Stearns, Secretary
Mansfield Zoning Board of Appeals

Draft MINUTES

| | |
|----------------------------|---|
| Members Present: | R. Brosseau, R. Stearns, D. Vigneau, A. Welch, S. Woulfin |
| Alternates Present: | D. Blanchard, |
| Alternates Absent: | S. Barefield, T. Ward |
| Staff Present: | L. Painter, Director of Planning and Development; E. Galbraith, Administrative Assistant |

CALL TO ORDER AND ROLL CALL

Chair Brosseau called the meeting to order at 6:30 PM.

PUBLIC HEARINGS

Z-0002: Application for variance s to the minimum front and side yard setbacks to authorize a two- car garage 5 feet from the side property line and 34 feet from the front property line at 50 Farmstead Road (Parcel ID 15.30.5 8, R-90 Zone). David Knecht and Lori Smolin Owners/Applicants.

Brosseau opened the Public Hearing at 6:32 PM. Members present are Brosseau, Stearns, Vigneau, Welch, and Woulfin.

Painter noted that this hearing is a continuation of an extension granted at the December regular meeting of the ZBA, previously noticed in *The Chronicle* newspaper.

Lori Smolin and David Knecht took the stand and introduced themselves as the applicants and owners of the home at 50 Farmstead Road. Smolin referenced newly submitted information to support the application including a copy of the original 1962 building permit, a copy of the zoning regulations from 1962, and a letter of professional opinion from Smolin & Knecht's contractor, Sunrise Construction.

Smolin recapped their request for a variance. The applicants seek authorization to construct a two-car garage on the east side of the house, 5 feet from the side property line and 34 feet from the front property line, which is less than the standard setback requirements for such a project per the current zoning regulations. Smolin stated that after thorough research, she has determined that placing a new garage within the standard setbacks would create a number of problems for the property.

The first set of concerns raised are in relation to the use of a driveway. In order to place a garage within the standard setbacks, either a new driveway would need to be created, or the current one would need to be largely extended. According to Town Engineer, Derek Dilaj, a new driveway cut would not comply with regulations because of the 30% grade in slope with current regulations calling for a slope of less than 15%. Alternatively, the option to use the current driveway would require paving across the front lawn, as well as creating a turn-around to

provide a safe exit. Such an increase in impervious material would exacerbate storm water drainage issues and would not be in line with the town's low impact recommendations.

Stormwater drainage is already an issue on the property as a sub pump was installed to manage basement flooding. Any addition of pavement would increase the amount of stormwater traveling both toward the house, and to the septic field, which is not advised by the Health Department. In this event, drains would need to be installed to manage water flow, which would require a 25 foot setback from the well and septic, which would not be possible due to the size and dimensions of the property.

Upon completion of the applicant's testimony and with no one from the public wishing to comment, Welch MOVED, Vigneau seconded, to close the public hearing at 6:46 PM. Motion PASSED unanimously.

OLD BUSINESS

Z-0002: Application for variance s to the minimum front and side yard setbacks to authorize a two- car garage 5 feet from the side property line and 34 feet from the front property line at 50 Farmstead Road (Parcel ID 15.30.5 8, R-90 Zone). David Knecht and Lori Smolin Owners/Applicants.

After member discussion, Welch MOVED, Vigneau seconded, to approve the application of David Knecht and Lori Smolin dated August 5, 2019 for variances to the minimum front and side yard setbacks to authorize a two-car garage 5 feet from the side property line and 34 feet from the front property line at 50 Farmstead Road as shown on the site plan dated July 10, 2019 prepared by Datum Engineering and Surveying. The subject application was heard at public hearings on October 16, 2019 and January 7, 2020.

In approving this application, the Zoning Board of Appeals considered all Public Hearing testimony and communications. In accordance with Article 11, Section G.1.c, approval of the variance is granted based on the following findings:

1. The requested variance is consistent with the intent and purpose of the Zoning Regulations and will not have a negative impact on public safety and welfare.
2. Literal enforcement of the regulations would create an unusual hardship based on the site's topography and resulting stormwater impacts to the well and septic system if a new driveway and garage were to be constructed to the west of the house.

Motion PASSED unanimously.

NEW BUSINESS

None.

ADJOURNMENT

Brosseau adjourned the meeting at 6:52 PM.

Respectfully Submitted:



R. Stearns, Secretary
Mansfield Zoning Board of Appeals

**FIELD TRIP MINUTES
SPECIAL MEETING**

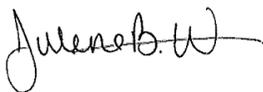
Members Present: A. Welch
Applicants Present: D. Knecht and L. Smolin
Staff Present: L. Painter, Director of Planning and Development;
J. Woodmansee, Planning Specialist

The field trip began at approximately 3:30 p.m. and ended at 3:55 p.m.

Z-0002: Application for variances to the minimum front and side yard setbacks to authorize a two-car garage 5 feet from the side property line and 34 feet from the front property line at 50 Farmstead Road (Parcel ID 15.30.58, R-90 Zone). David Knecht and Lori Smolin Owners/Applicants

The member observed current conditions and site characteristics. No decisions were made.

Respectfully Submitted:



Jillene B. Woodmansee
Planning Specialist

Daique Hu

28 Meadowood Rd, Mansfield, 06268

daique.hu@uconn.edu

VARIANCE APPLICATION

A variance is a waiver of a provision of the zoning regulations which can be granted at the discretion of the Zoning Board of Appeals only on the grounds of hardship for the particular property involved. This means that if the zoning regulations are strictly enforced, exceptional difficulty or unusual hardship will result. Unusual shape or topography or other characteristics which would interfere with its reasonable use are examples of hardships which can be valid grounds for a variance. Personal or financial hardship for the owner, or hardship which is the result of the applicant's own actions, cannot be considered sufficient grounds to grant a variance.

With this in mind, please complete the following carefully.

Describe the proposed project:

A walkway build with treated lumber. Foundation was using concrete to fix support ladders.

Foundation depth is 35 cm. Total length of the walkway is 18cm and 1.8m wide. One end is right on front door step, another end is extend to road.

Attach an additional sheet if needed.

Describe the specific hardship claimed:

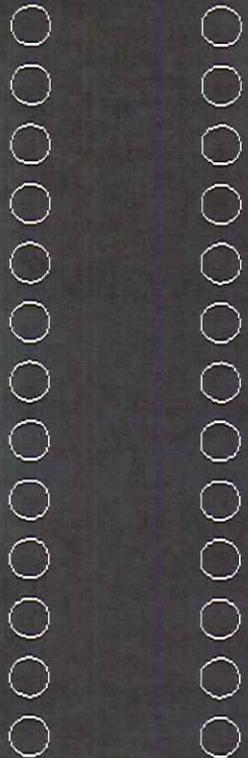
The reason to build this walkway is because the house is locate at the lowest area of yard. when rainy day or snow day comes, the ~~road~~ way to house will become muddy and frozen. In order to fix this problem, we build the walkway off the ground to avoid water or snow collect in the middle of the yard.

Attach a copy of the site plan. A site plan should be an accurate scale drawing of your property showing pertinent details with accurate distance specified. (It is not necessary to have a professional site plan prepared, but it is important that the plan be accurate.) If any sign is proposed, a scaled elevation drawing must be attached.

Include a list of the names and addresses of all abutting property owners. (A property owner across a road or stream is considered abutting.) These names may be secured from the Assessor.

A neighborhood opinion sheet will be sent to you with the notice of your hearing. It is important that you have this signed by as many neighbors as possible. In so doing, you should explain your proposal so they may express their approval or disapproval. Neighborhood opinion is also sought at the hearing. The submission of the neighborhood opinion sheet is required as part of the application process. This does not mean that all abutting property owners must sign the sheet as long as a good faith effort has been made by the applicant to obtain neighborhood opinion.

Distance between
two hole: 1.2m



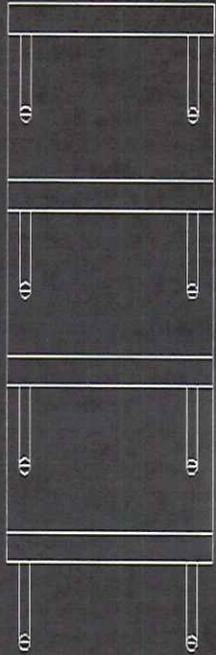
Diameter of each hole:
15cm

Total
length
18m

Diameter: 15cm

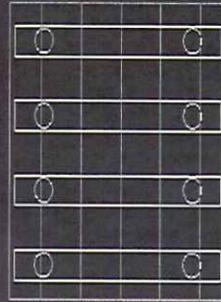
depth 35cm

width with 175cm



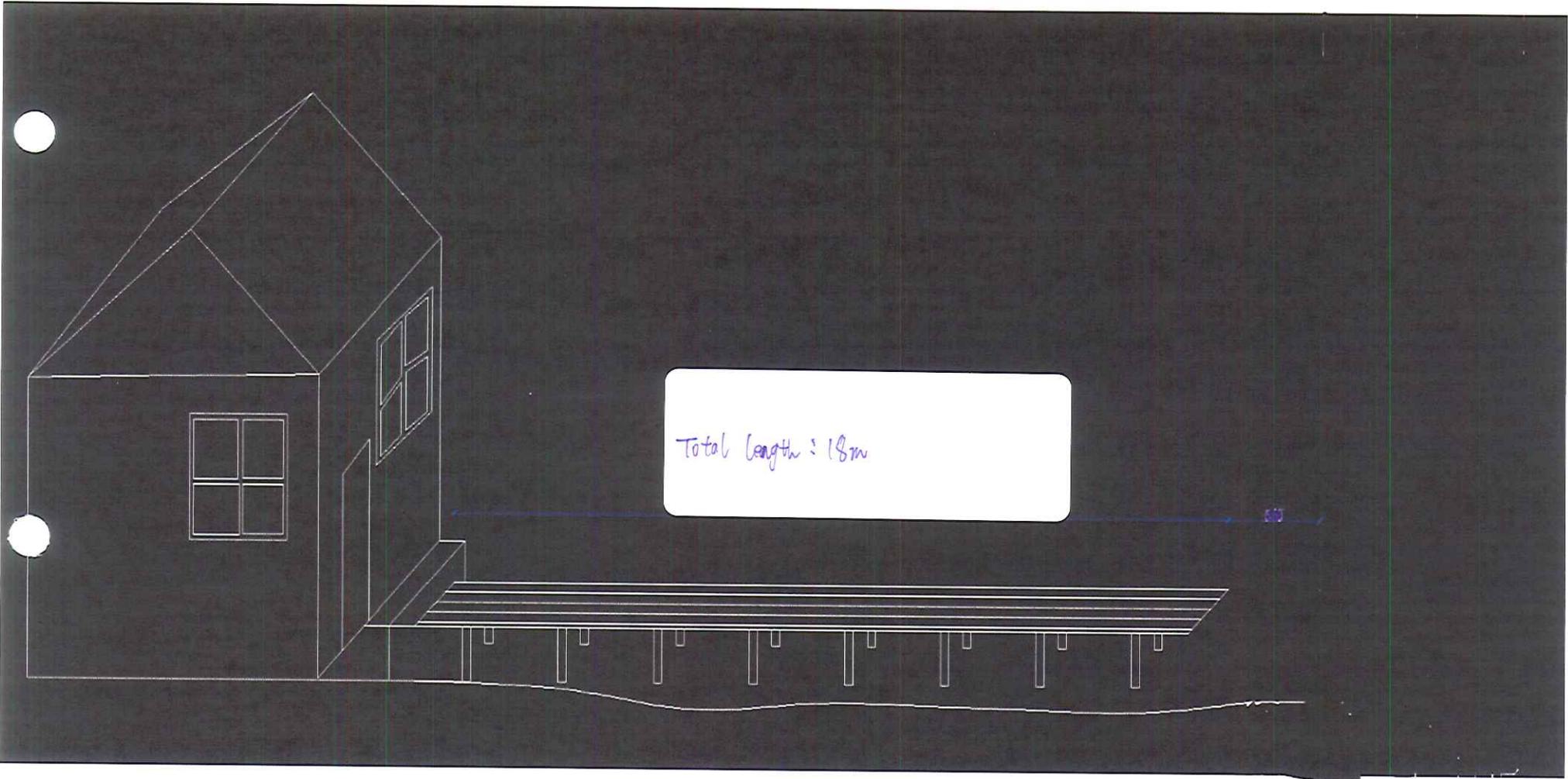
attach with
steel clip

Foundation fixed with ~~stone~~
concrete.

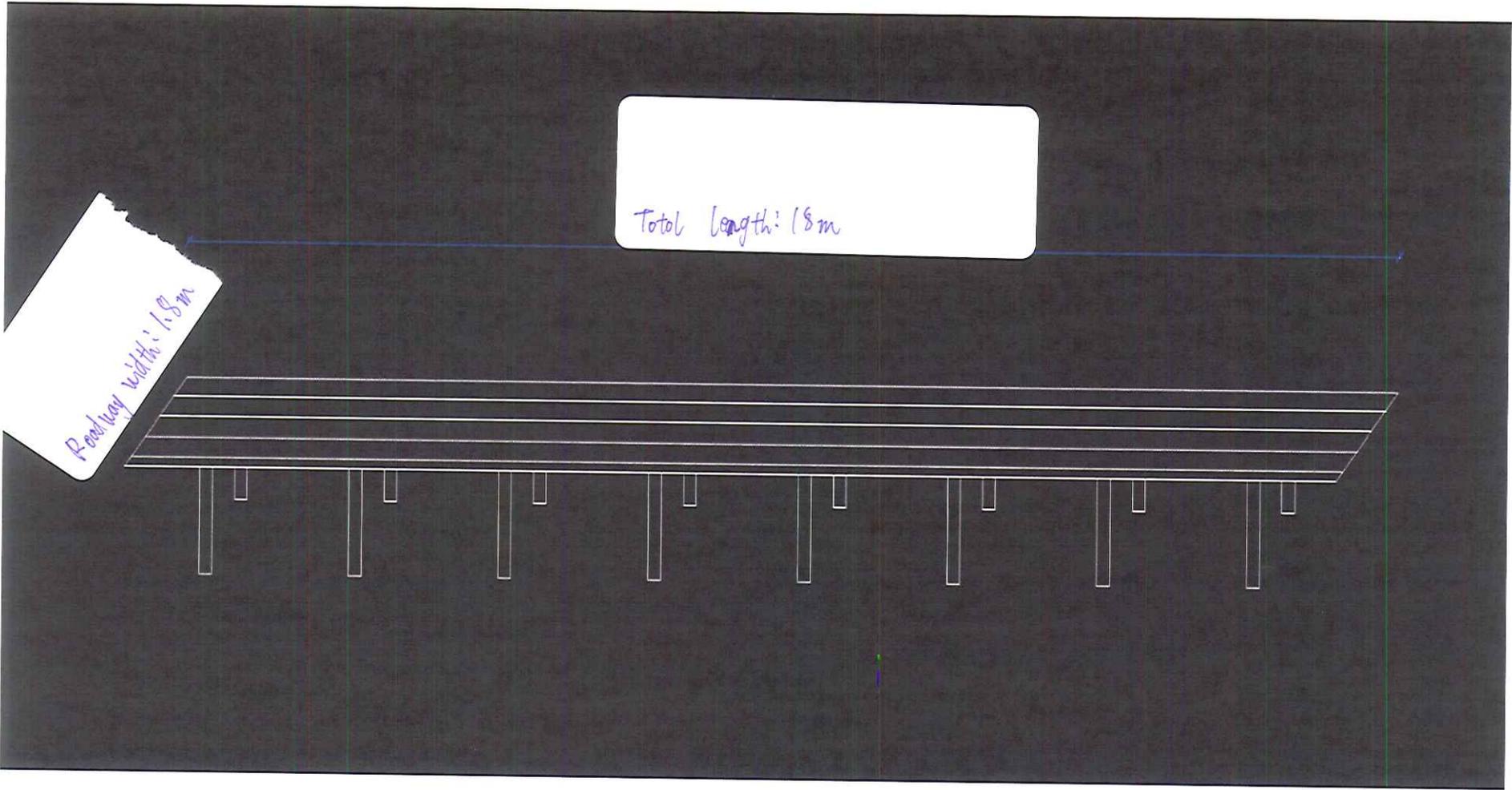


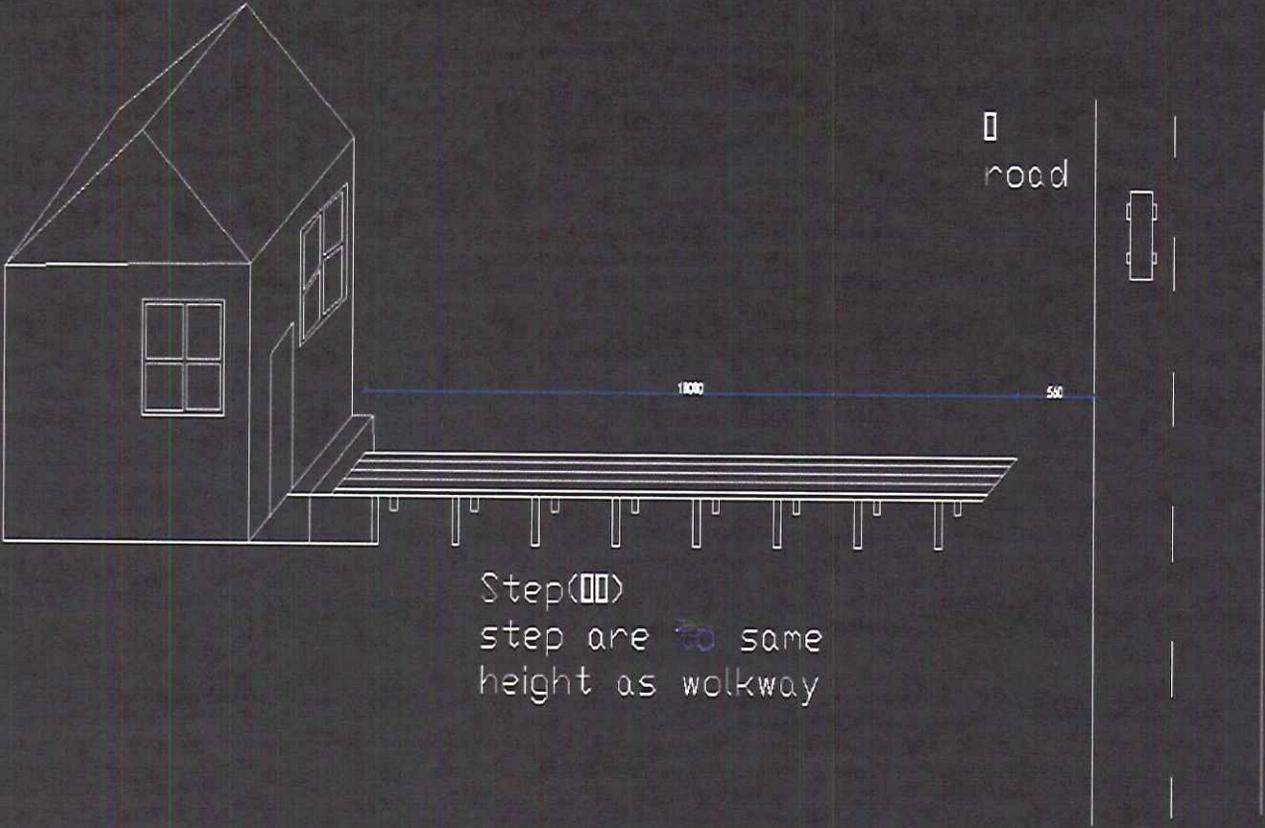
width with 175cm

Nail wood board on skeleton



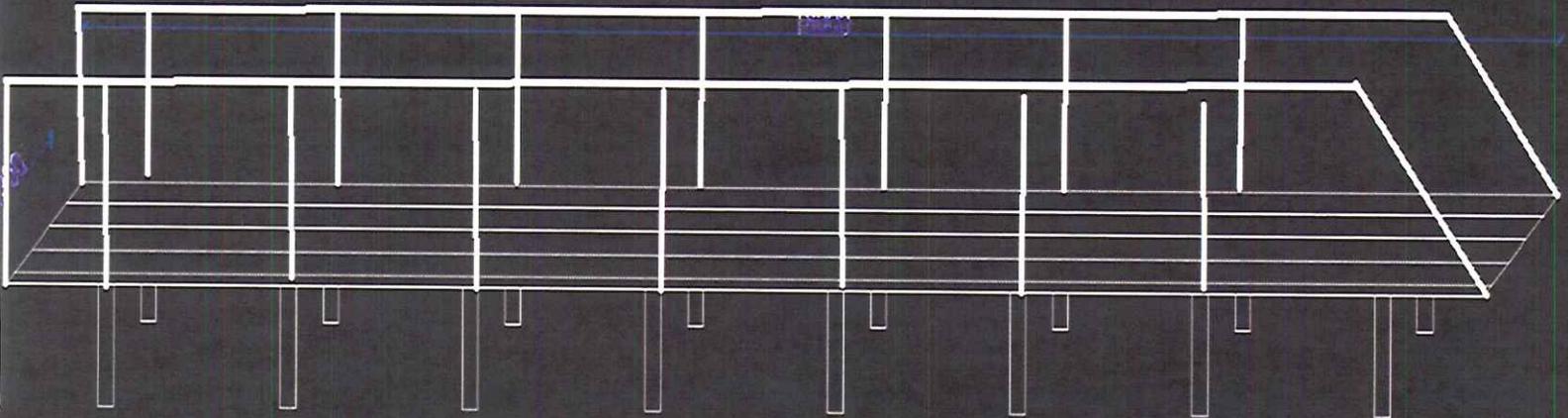
Total length : 18m





Step(00)
step are to same
height as walkway

Handrail
height: 90cm





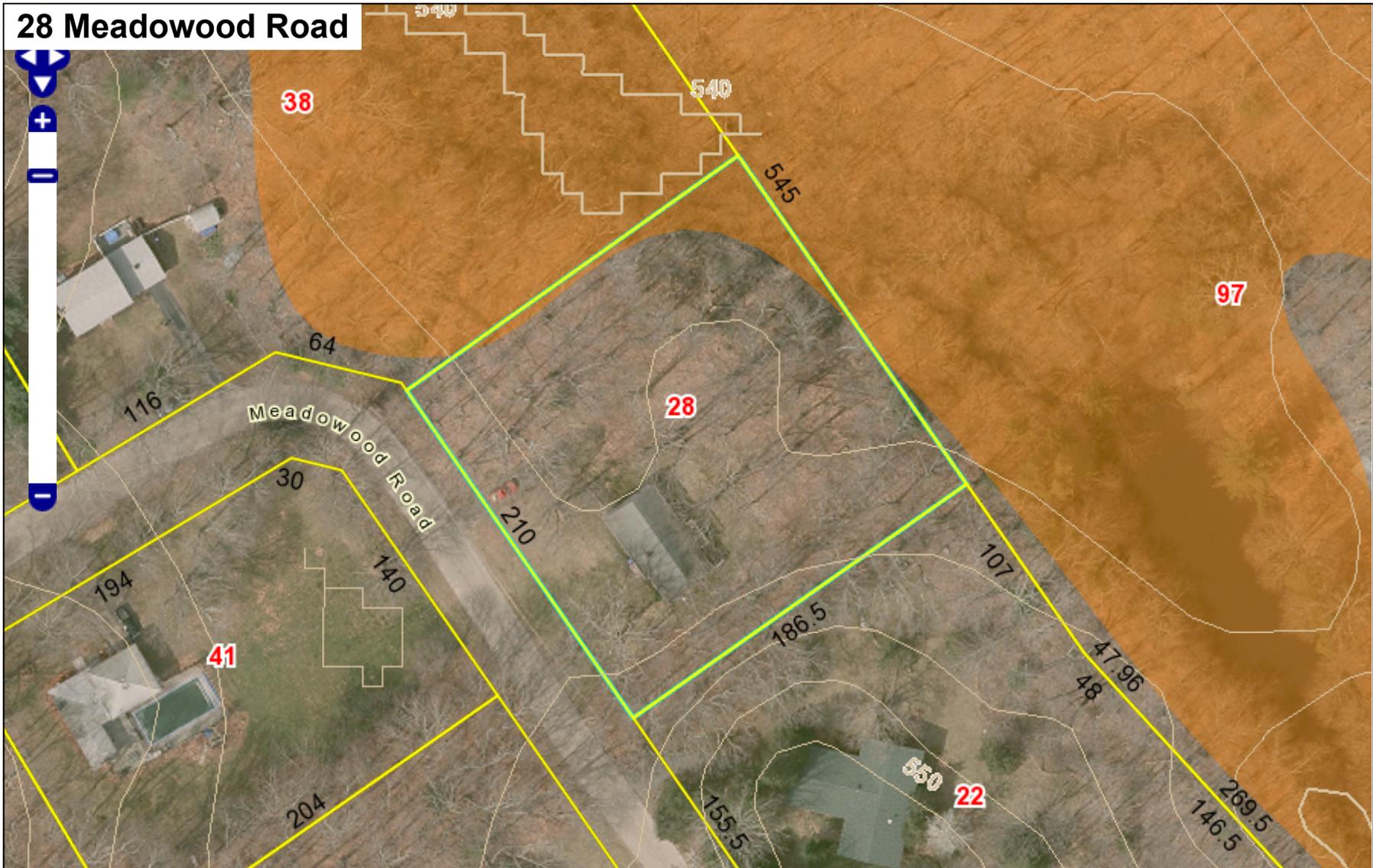








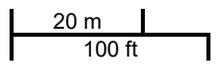
28 Meadowood Road



Town of Mansfield, Connecticut

Selected Parcel: 28 MEADOWOOD RD ID: 15.21.21

Printed 2/19/2020 from <http://www.mainstreetmaps.com/ct/mansfield/internal.asp>



This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Mansfield, Connecticut and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

Estimated
Total Cost:

ZONING PERMIT

No. 91-64
LOT 5 ON MAP

Town of Mansfield
Planning and Zoning Commission

\$ 25,000

Date 7/16/64

I, Ronald S. Janice of Augustine Drive No. 100
(Name) (Mailing Address)

hereby make application for a Zoning Permit for single family dwelling
(Land Use)
which (~~is~~/is to be) located on Meadowood Rd.

in the Town of Mansfield, the owner of record of which on this date is South Windsor Const. Co.

Ronald S. Janice
(Applicant's Signature)

Zone R-1 Lot Size 39,060 Sq. Ft. Livable Floor Area 1,557

Property Line Clearances: Lot frontage 210 ft. Rt. Side yard 27 ft.
Front yard depth 52 ft. Left Side yard 129 ft. Rear yard depth 106 ft.

DO NOT WRITE BELOW THIS LINE

Requirements (Check): Fee pd.

Duplicate Plot Plan 1"=50'
Lot Dimensions
Structures: Size
Location

Water Supply R.S.
Drainage Facilities R.S.
Parking
Signs none

Special Permit: Yes No

Viewed site Date

Meets minimum: Lot size Floor area Property line clearances

South Windsor Const. Co. is authorized to proceed with the
construction of a single-family dwelling

which (~~is~~/is to be) located on Meadowood Rd. in the Town of
Mansfield, the owner of record of which on this date is South Windsor Const. Co.

Robert G. Anderson
Zoning Officer

Date July 13, 1964

Permit Denied

Reasons:
.....
.....
.....

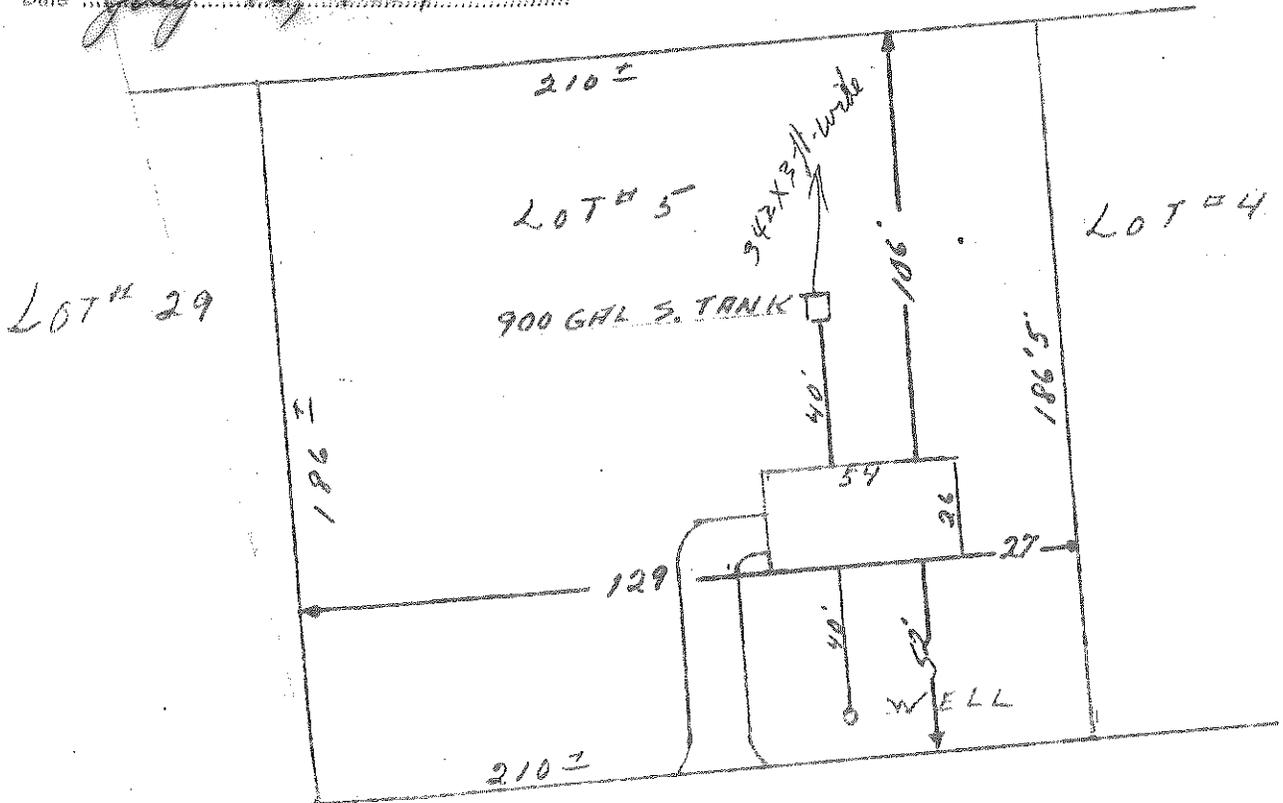
APPROVED

MANSFIELD

PLANNING & ZONING COMMISSION

By Robert G. Anderson

Date July 13, 1964



MEADOWOOD ROAD
PLOT PLAN LOT # 5
STORRS CONN SCALE 1" = 50'
DRAWN BY R. A. GRENIER

Section 3.25

Rural - Agricultural Zone
BULK REGULATIONS

| District | Group | For Uses Listed Below | The Following Bulk Regulations Apply | | | | | | | |
|---|-------|-----------------------------------|--------------------------------------|--|--|---|--|---|-----------------------------------|--|
| | | | Max. Floor Area Ratio | Min. Lot Area in Square Feet | Min. Lot Frontage and Lot Width in Feet | Min. Required Front Yard, Depth in Feet | Min. Required Side Yard, Width in Feet | Total Width Required Side Yards in Feet | Required Rear Yard, Depth in Feet | Max. Building Height in Feet for Buildings |
| RA | A | Single-family Detached Residences | 0.15 | 40,000 | 150 | 50 | 25 | 50 | 50 | 30 |
| RA | B | Multi-family Residences | 0.20 | 6,000 per dwelling unit | 300 | 100 | 100 * | 200 | 100 | 30 |
| Special Requirements in all Districts for Non-Conforming Lots | | | | Existing Lot Size as per Mansfield Land Records, 4/28/59 | Existing Lot Size as per Mansfield Land Records, 4/28/59 | 1/3 of Frontage | 1/6 of Frontage | 1/3 of Frontage | 1/3 of Frontage | 30 Feet |

(See Also Section 3.1, 5.5 and 5.6)

* If there is more than one residential structure on the same parcel, at least fifty feet must be provided between such structures.

Cl

Legal Notice

LEGAL NOTICE

The Mansfield Zoning Board of Appeals will hold a public hearing at 6:30 p.m. on Tuesday, February 25, 2020, in the Council Chambers of the Audrey P. Beck Municipal Building, 4 South Eagleville Rd, to hear comments on the application for a variance to the minimum front yard setback requirements to authorize a bridge-like structure 0 feet from the front property line at 28 Meadowood Road (Parcel ID: 15.21.21) Daiyue Hu owner/applicant.

At this public hearing, interested parties may appear and written communications may be received. No information shall be received after the close of the public hearing. Additional information is available in the Mansfield Planning Office.

Richard Brosseau, Chairman
Robert Stearns, Secretary

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the Chronicle
theChronicle.com**

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Richard Brosseau, Chairman
Robert Stearns, Secretary

Published 2/13/20
3 2/19/20

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Richard Brosseau, Chairman
Robert Stearns, Secretary

TO BE PUBLISHED ON: Thursday, February 13th, 2020 and Wednesday, February 19th, 2020