



**REGULAR MEETING OF THE ZONING BOARD OF APPEALS  
MIDDLETOWN CONNECTICUT  
FEBRUARY 7, 2019**

**1. CALL TO ORDER**

Gary Middleton opened the meeting with the Pledge of Allegiance.

**A. Chair**

**a. Nominations for Chair**

Jonathan Pulino nominates for Chair. Dina Ford seconds the motion. The chair calls for the vote. It is unanimous to approve with 5 aye votes. The chair states the matter passes unanimously with 5 affirmative votes.

**B. Vice-Chairs**

**a. Nomination for 1ST Vice-Chair**

Gary Middleton reads and moves for approval a. Nomination for 1ST Vice-Chair. Dina Ford seconds the motion. The chair calls for the vote. It is unanimous to approve with 5 aye votes. The chair states the matter passes unanimously with 5 affirmative votes.

**b. Nomination for 2nd Vice-Chair**

Jonathan Pulino reads and moves for approval c. Nomination for 2ND Vice-Chair. Gary Middleton seconds the motion. The chair calls for the vote. It is unanimous to approve with 5 aye votes. The chair states the matter passes unanimously with 5 affirmative votes.

**2. ROLL CALL**

Present: Gary Middleton  
Jonathan Pulino  
Dina Ford  
Kevin Brignole  
Nick Ficaro

Absent: Linda Reil  
Judy Pehota  
Brandon Chafee

Staff: Ron Baia, ZEO/WEO

### **3. APPROVAL OF MINUTES - December 6, 2018 Regular Meeting**

Jonathan Pulino moves for approval of the minutes of December 6, 2018 Regular Meeting. Dina Ford seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 5 affirmative votes.

### **4. OLD BUSINESS**

Dina Ford reminded the Board that the Pat Kidney sign was voted with no illumination. She stated that she drives by each day and it is illuminated. Ron Baia stated that he will look into it and if it is in violation, he will handle it.

### **5. NEW BUSINESS**

#### **1. Request for a C.G.S. 14-54 Review for transfer of ownership for Jackson Chevrolet Auto Dealership G.S. 14-54 2019-2**

Ron Baia explained that this is an ownership change and will remain an auto dealership.

Jonathan Pulino reads and moves for approval 1. Request for a C.G.S. 14-54 Review for transfer of ownership for Jackson Chevrolet Auto Dealership. Dina Ford seconds the motion. The chair calls for the vote. It is unanimous to approve with 5 aye votes. The chair states the matter passes unanimously with 5 affirmative votes.

### **6. PUBLIC HEARING**

#### **1. Proposed variance regarding Section 44.08.45 for size of lot and reduction of frontage for a mixed use building on a non-conforming lot at 387 South Main Street. Applicant/agent John & Mary-Ellen Sutton ZBA2018-8**

John Sutton, owner of property explained the application. The 1<sup>st</sup> floor would be commercial use (yoga studio) and 2 offices on each side. The 2<sup>nd</sup> floor will be residential. Because the lot is small they are asking for a variance for a reduction of frontage from 150 feet to 109 feet.

Jonathan Pulino moves to close the public hearing. Nick Ficaro seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 5 affirmative votes.

Jonathan Pulino moves for approval for the proposed variance regarding Section 44.08.45 for size of lot and reduction of frontage for a mixed use building on a non-conforming lot at 387 South Main Street. Dina Ford seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 5 affirmative votes.

#### **2. Proposed variance regarding Section 21.02 for a 12' x 24' shed within 3 feet of the side setback in an RPZ Zone on 5 Stowe Avenue. Applicant/agent Giovanni & Linda Imme ZBA2019-1**

Linda Imme introduced the application and explained that the hardship is the size of the lot. This is the best place to put the shed as it would be in full harmony with the garage. They would

have to modify the staircase on the house to get this structure within 4 feet of the side setback. She submitted letters of support from 3 abutters to the property.

Jonathan Pulino moves to close the public hearing. Dina Ford seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 5 affirmative votes.

Nick Ficaro moves for approval for the proposed variance regarding Section 21.02 for a 12' x 24' shed within 3 feet of the side setback in an RPZ Zone on 5 Stowe Avenue. Dina Ford seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 5 affirmative votes.

## **7. ADJOURNMENT**

Dina Ford moves for adjournment at 5:57 PM. Jonathan Pulino seconds the motion. The chair calls for the vote. The chair states the matter passes unanimously with 5 affirmative votes.

Respectfully Submitted,

Ron Baia  
Wetlands and Zoning Enforcement Officer