

**APPROVED MINUTES
REGULAR MEETING
BROOKFIELD ZONING BOARD OF APPEALS
Monday, April 2, 2012- 7:00 p.m.
MEETING ROOM 133 – TOWN HALL 100 POCONO RD**

1. CONVENE MEETING

Chairman Flynn convened the meeting at 7:03 p.m. and established a quorum of members. He then reviewed the policies and procedures that govern public hearings.

Present: Chairman M. Flynn, Vice Chairman C. Timmerman, G. Meyerle, Alternate and Voting Member J. Brown

Absent: Secretary S. Wallman, P. Donohue, Alternate N. Coppola

Also Present: D. Cioffi, Recording Secretary

3. REVIEW CORRESPONDENCE:

a. Minutes of other Boards and Commissions: Zoning Commission 2/23/12, 3/8/12; Inland Wetlands Commission 2/27/12, 3/3/12, 3/12/12; Planning Commission 3/1/12, 3/15/12; Zoning Sub-Committee 3/15/12

b. Building Permits Law Bulletin: February 2012

No discussion/no motions.

4. PUBLIC HEARINGS – 7:00 p.m.

No agenda items.

5. CONTINUED PUBLIC HEARING:

a. 10 Whisconier Road #201200102: Variance requested: §242-402A – 11.2’ structure to rear lot line, §242-402A – 22.6’ structure to left side line, §242-402A – 2% of lot coverage for a shed (*ph close date 4/9/12*)

No one was present. Board members indicated that they visited the site. G. Meyerle opined that if some minor site work was done, the shed could be put in alternate locations. Chairman Flynn advised that the application was completed in response to an enforcement action.

Vice Chairman Timmerman read a letter from C. Taylor, 920 Beetle Hill Road, Valley Falls, New York, for Audrey B. Taylor-Strycker, 6 Whisconier Road, Brookfield, Connecticut, dated March 2, 2012. The letter was in opposition to the shed, and cited several reasons. Mr. Taylor also noted that there was no objection to an earlier variance by Ms. Taylor-Strycker. Chairman Flynn reviewed the file and explained that the only other variance granted on this site related to a garage, which was approved on April 4, 2011.

Vice Chairman Timmerman moved to close the Public Hearing re: 10 Whisconier Road, #201200102: Variance requested: §242-402A – 11.2’ structure to rear lot line, §242-402A – 22.6’ structure to left side line, §242-402A 2% lot coverage for a shed. The motion was seconded by G. Meyerle, and carried unanimously.

DELIBERATIONS

- a. **10 Whisconier Road #201200102:** Variance requested: §242-402A – 11.2’ structure to rear lot line, §242-402A – 22.6’ structure to left side line, §242-402A – 2% of lot coverage for a shed (*ph close date 4/9/12*)

Chairman Flynn noted that the applicant has been through the application process before. He also pointed out the opposition letter. Board members discussed their impressions of the shed upon inspection of the site.

Vice Chairman Timmerman moved to approve application #201200102, 10 Whisconier Road, Variance requested: §242-402A – 11.2’ structure to rear lot line, §242-402A – 22.6’ structure to left side line, §242-402A 2% lot coverage for a shed. The motion was seconded by G. Meyerle. Vice Chairman Timmerman indicated he did not think that the lot coverage would be an issue. Motion was denied, 0-4, and the variance was denied. Reason: The applicant did not prove her hardship, and there are alternate locations on the property for the shed.

2. REVIEW MINUTES - 3/5/12

Vice Chairman Timmerman moved to approve the Minutes from the March 5, 2012 meeting. J. Brown seconded the motion, and it carried 3-0-1, with G. Meyerle abstaining.

- 6. **TABLED ITEMS:** None.
- 7. **NEW BUSINESS:** None.
- 8. **INFORMAL DISCUSSION:** None.
- 9. **ADJOURN**

Vice Chairman Timmerman moved to adjourn the meeting at 7:11 p.m. G. Meyerle seconded the motion, and it carried unanimously.

****Next meeting Scheduled for May 7, 2012****