

**Portland Zoning Board of Appeals
Meeting Minutes
May 22, 2025
Buck-Foreman Room, 2nd Floor
265 Main Street, Portland, CT**

ZBA Members Present: Bob Casati, Joan Giesemann, Kurt Peterson, Barbara Sequenzia, Jack Sterry, Robert Wildermouth (joined meeting after alternate was seated)

Absent: Michael Lastrina, Cynthia Roman,

Staff Present: Dan Bourret

Others Present: Members of the public and media

I. CALL MEETING TO ORDER

Joan Giesemann called the Zoning Board of Appeals meeting to order at 7:00 p.m. on Thursday, May 22, 2025.

II. ROLL CALL AND SEATING OF ALTERNATES

Roll call took place. Joan made a motion to seat Barbara Sequenzia, seconded by Kurt Peterson, all were in favor, motion carried.

III. ACCEPTANCE OF AGENDA

Jack Sterry made a motion to accept the agenda, it was seconded by Kurt Peterson, all were in favor, motion carried.

IV. READING OF LEGAL NOTICE & EXPLANATION OF PROCEDURES

V. PUBLIC HEARING AND POTENTIAL ACTION

Jack Sterry made a motion to open the hearing, seconded by Kurt Peterson, all were in favor, motion carried. .

Application #24-02: 78 Mountain Laurel Way. Request for a variance from Zoning Regulation Table 4.2.1 for front yard setbacks to allow construction of an addition with a setback of 32.1 feet where 40 feet is required. Application and property of Thomas and Sarah Barr. Assessor's Map 111, Lot 30. Zone R-25.

The applicant, Tom Barr, 78 Mountain Laurel Way, said his parents are moving back from Florida and they want to put an addition on for them. He described the lay of the land and the slope which would required a tremendous amount of fill. If you go further out, the slope would be bigger and they would have to bring in even more fill. The further out you go, the closer they

would get to the leeching field. To move the leeching fields, they would have to take down trees and it would get very expensive.

They have received no complaints from the neighbors. There is a buffer of trees between this property and the neighbor's.

Kurt Peterson made a motion to close the hearing, seconded by Jack Sterry, motion carried.

Barbara asked if this would set a precedent for others. Kurt said it's impossible to forecast what might happen in the future.

Kurt Peterson read the application and made a motion to approve Application #24-02: 78 Mountain Laurel Way. Request for a variance from Zoning Regulation Table 4.2.1 for front yard setbacks to allow construction of an addition with a setback of 32.1 feet where 40 feet is required. Application and property of Thomas and Sarah Barr. Assessor's Map 111, Lot 30. Zone R-25 based on a site plan, pictures and other information submitted with the application, with the following hardship:

The land in this area is not level and adhering to the 40' setback would require extensive fill to level the front yard and re-grade the side yard. Secondly, maintaining the current setback would place the addition too close to the existing septic system requiring costly and disruptive changes to the leeching fields and extensive grading of the backyard.

It was seconded by Jack Sterry, all were in favor, none opposed, no abstention, motion carried.

VI. REGULAR MEETING

A. New Business:

B. Old Business

1. Adoption of Minutes: 10/24/24 Regular Meeting

Jack Sterry made a motion to approve the 10/24/24 Regular Meeting Minutes, seconded by Bob Casati, all were in favor, none opposed, no abstentions, motion carried.

2. Correspondence.

VII. PUBLIC COMMENT

VIII. ADJOURNMENT

Jack Sterry made a motion to adjourn the meeting, seconded by Bob Casati, all were in favor; the meeting was adjourned at 7:23 p.m.

Submitted by:

Sharon Hoy

Sharon R. Hoy
Board Clerk

cc: TC, ZBA & Clerk, ZEO, Bd.,, Book, Applicant(s), Extras (10), Email to KA, DK, FS & BOS, Library