

**Portland Zoning Board of Appeals
Meeting Minutes
July 24, 2025
Buck-Foreman Room, 2nd Floor
265 Main Street, Portland, CT**

ZBA Members Present: Bob Casati, Michael Lastrina, Kurt Peterson, Cynthia Roman, Barbara Sequenzia, Jack Sterry, Robert Wildermouth

Absent: Joan Giesemann

Staff Present: Dan Bourret

Others Present: Members of the public and media

I. CALL MEETING TO ORDER

Kurt Peterson called the Zoning Board of Appeals meeting to order at 7:00 p.m. on Thursday, July 24, 2025.

II. ROLL CALL AND SEATING OF ALTERNATES

Roll call took place. Bob Wildermouth was seated.

III. ACCEPTANCE OF AGENDA

Bob Wildermouth made a motion to accept the agenda, it was seconded by Michael Lastrina, 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 Michael Lastrina, all were in favor, motion carried. .

Application #25-01: 154 South Road. Request for a variance from Zoning Regulation Table 3.10.3 for front yard setbacks for an interior lot to allow construction of an addition with a setback of 25 feet where 75 feet is required. Application and property of Christine and Peter Filanda. Assessor's Map 93, Lot 11. Zone R-25.

The applicant, Peter Filanda, 154 South Road, thanked the committee and explained why they need the variance. When the house was built, as you come up the drive, it is sitting almost on the setback. This makes it difficult to situate it anywhere else. To the left there is a well. They couldn't blast for the ledge so the house sits out of the ground about 6' and it had to be backfilled. There are outcroppings of ledge and this matches the grade and house without

blasting. The neighbors are in full support of the variance. The topography with the ledge and the location of the house and the location of the septic system makes it difficult to locate it anywhere else. They did not build the house; they just purchased it. It will not impact the neighbors or the neighborhood in any way. He gave clarification of a comment made in the neighbor's letter.

Jack Sterry made a motion to close the hearing, seconded by Michael Lastrina, motion carried.

Michael Lastrina read the application and made a motion to approve Application #25-01: 154 South Road. Request for a variance from Zoning Regulation Table 3.10.3 for front yard setbacks for an interior lot to allow construction of an addition with a setback of 25 feet where 75 feet is required. Application and property of Christine and Peter Filanda. Assessor's Map 93, Lot 11. Zone R-25, based on a site plan, pictures and other information submitted with the application, with the following hardship:

Based on the layout of the existing house and the proximity of the septic system, we are requesting a reduced front yard setback. Due to the unique configuration and limited access to our lot and houses, this variance will not negatively impact the neighboring properties. The topography at the proposed structure location allows for minimal modifications due to the surrounding areas that have protruding ledge. The architectural layout of the existing house makes an integration in another location very difficult to integrate.

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

VI. REGULAR MEETING

A. New Business:

B. Old Business

1. Adoption of Minutes: 5/22/2025 Regular Meeting

Jack Sterry made a motion to approve the 5/22/2025 Regular Meeting Minutes, seconded by Kurt Peterson, 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 Michael Lastrina, all were in favor; the meeting was adjourned at 7:22 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