

SALEM ZONING BOARD OF APPEALS
Special Meeting
January 27, 2022 at 7:00 p.m.
Salem Town Hall
270 Hartford Rd., Salem, CT

MINUTES

1. CALL TO ORDER

Chairman Dutch called the meeting to order at 7:03 p.m.

2. ROLL CALL:

Present: Dutch, Bondi, Casciano, Burr, Smith, Allen (staff), Woronik (applicant)

Absent: Orsini, Nortz, Benedict

3. APPROVAL OF MINUTES: February 27, 2020

Motion: Bondi, to approve the minutes of 2/27/20 as presented.

Second: Casciano

Vote: 4-0-1

4. PUBLIC HEARING:

- A. ZBA #22-01—39 Way Rd., Rural A Zone. Application of Thomas Woronik for a northerly side yard setback of 22 feet in lieu of the required 25 feet for an existing accessory building.

Chairman Dutch opened the public hearing. Allen (staff) explained the specifics of the application that it entailed a lot line adjustment that would result in the transfer of two existing outbuildings from 59 Way Rd. to 39 Way Rd. A variance is required because one of the subject outbuildings would encroach 2 ft. into the required 25 ft. side yard setback as a result of the proposed lot line adjustment.

Woronik (applicant) explained that the subject outbuildings have been used by his family for generations for storage of ice and hay and that the subject outbuilding could not be moved or altered because of its age and because of its orientation as it was built into sloping land. Woronik also stated that he intends to continue using the subject building for the storage of hay for his farm in perpetuity.

Burr noted that the subject building is located in the center of some 20 acres owned by the Woronik family a great distance from any abutting property.

Allen (staff) informed the Board that the required notices and mailings were in order and that no public comment had been received. Chairman Dutch closed the public hearing.

The Board discussed the merits of the application. The Board agreed that it would be appropriate to grant the requested variance given the subject outbuilding could not be moved or altered due to it being situated into the slope of the land and its historical nature.

Motion: Casciano, to approve the variance application as presented.

Second: Burr

Vote: 5-0-0

5. OLD BUSINESS: None

6. NEW BUSINESS:

A. Election of officers

Motion: Burr, to reelect Dutch as chair and Orsini as vice chair.

Second: Bondi

Vote: 5-0-0

B. Approval of 2022 schedule

The schedule for 2022 was unchanged with meetings to be held on the fourth Thursday of each month. Chairman Dutch previously approved the proposed schedule unilaterally in order to comply with filing requirements.

C. 2022/23 Budget

Chairman Dutch stated that he submitted for approval a budget increased from the previous year to allow for trainings.

7. CORRESPONDENCE/ANNOUNCEMENTS: None

8. ADJOURNMENT

Motion: Smith, to adjourn the meeting at 7:46 p.m.

Second: Casciano

Vote: 5-0-0