



## TOWN OF FRANKLIN

ZONING BOARD OF APPEALS (ZBA)  
7 Meetinghouse Hill Rd.  
Franklin, CT 06254

**MINUTES**  
**REGULAR MEETING**  
**Tuesday, May 23, 2017**

**7:30 p.m.**

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1. Call to Order: Chairman Dougherty called the meeting to order at 7:30 p.m.

Members Present: Chairman Bruce Dougherty, Thomas Craney, Traci Hastings, Secretary Alden Miner

Alternates Absent: Todd Benjamin, Henry Konow Jr., Richard Friedrich, Richard Weingart

2. Recognition of Visitors:

3. Public Hearing:

Secretary Miner read the Public Hearing Notice into the record for the following application.

- a. **ZBA Application #17-01 Cynthia Crocicchia:** Property located at 2 Cedar Lane, Assessor's Map 23, Lot 20, Zoned R80. Requesting variance to Section 4.4.4 – Dimensional Requirements for Side and Rear Set Back for the purpose of constructing 12' X 16' Garden Shed.

**APPLICANT / PRESENTATION:** Cynthia Crocicchia was present to discuss her application. She noted the variance request as noted in the original application has changed due to the preference and accommodations for a neighbor. Shed location has changed from being off the back patio to now being off the back corner of the property. The revised variance request is for a 15 foot variance for side and rear set-backs.

There were no public comments in favor or against this application. The hearing was closed at 7:34 p.m.

4. Approval of Minutes:

- a. November 22, 2016

**MOTION #1 (05-23-17):** made by Mr. Miner SECONDED BY Mrs. Hastings that the Zoning Board of Appeals approves the meeting minutes of November 22, 2016 as presented  
**VOICE VOTE: UNANIMOUS** **MOTION CARRIES**

5. Correspondence:

- a. CT Federation of Planning & Zoning Agencies:

**MOTION #2 (05-23-17):** made by Mrs. Hastings SECONDED BY Mr. Miner that the Zoning Board of Appeals approves the Connecticut Federation of Planning & Zoning Agencies Annual Membership renewal through March 31, 2018 in the amount of \$110.00  
**VOICE VOTE: UNANIMOUS** **MOTION CARRIES**

6. Unfinished Business:

- a. **ZBA Application #17-01 Cynthia Crocicchia:** Property located at 2 Cedar Lane, Assessor's Map 23, Lot 20, Zoned R80. Requesting variance to Section 4.4.4 – Dimensional Requirements for Side and Rear Set Back - for the purpose of constructing 12' X 16' Garden Shed

**MOTION #3 (05-23-17):** made by Mr. Miner SECONDED BY Mr. Craney that the Zoning Board of Appeals grant the Variance for Application #17-01 to Section 4.4.4 of 15 feet based on a hardship of lot configuration and visibility

**VOICE VOTE: UNANIMOUS**

**MOTION CARRIES**

7. New Business:

8. Public Comments:

9. Adjournment:

**MOTION #4 (05-23-17):** made by Mr. Miner SECONDED BY Mrs. Hastings that the Zoning Board of Appeals adjourns the meeting at 7:43 p.m.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

Respectfully submitted  
Sherry Pollard  
ZBA Board Secretary