

THE ZONING BOARD OF APPEALS OF THE TOWN OF AVON HELD A VIRTUAL REGULAR MEETING FOR A PUBLIC HEARING ON THURSDAY, JUNE 16, 2022, AT 7:00 P.M., VIA GOTOMEETING: By web, <https://global.gotomeeting.com/join/822783701>; or by phone: [+1 \(646\) 749-3129](tel:+16467493129), Access Code: [822783701#](https://global.gotomeeting.com/join/822783701).

Present were regular Board members Vice Chair Christy Yaros, Jaime Polhamus, and Michele O'Connor and Alternate Members Thomas McNeill and James Williams. Absent were Chair Eileen Carroll and Eileen Reilly, and Alternate member Vi Smalley. Also present was Planning and Community Development Specialist Emily Kyle.

Vice Chair Yaros called the meeting to order at 7:07 p.m.

E. Kyle took roll call for the Board. T. McNeill and J. Williams will be seated tonight as regular members so we have a quorum of 5.

I. PUBLIC HEARING:

Application of Edward Blake Anderson and Mary Ellen Anderson, Owners, and Edward Blake Anderson, Applicant; requesting from Avon Zoning Regulations, Section IV. A. 6., a 12-foot variance from the required 40-foot front yard setback for propane tanks, located at 4 White Birch Lane in an R40 Zone.

E. Kyle stated that the only item on the Agenda is the Application of Edward Blake Anderson and Mary Ellen Anderson, owners, requesting from Avon Zoning Regulations, Section IV. A. 6., a 12 foot variance from the required 40 foot front yard setback for propane tanks, located at 4 White Birch Lane which is in an R40 zone. E. Kyle read into the record the Legal Notice. E. Kyle summarized the Application: the Applicant is requesting a 12 foot variance from Section IV. A. 6. for the placement of two propane tanks. The tanks will be in line with the fence. E. Kyle displayed the submitted site plan which shows the two propane tanks about 20 feet from the property line. This is a unique situation because the tanks are on the side of the house which typically is the side yard but because this is a corner lot sharing frontage on both Sunnyridge and White Birch, there are two front yards and two side yards. This has created a difficult setback to meet – the propane tanks would have been required to be 40' from the front property line. E. Kyle also displayed the Farmington Valley Health District drawing showing the approved and constructed pool in the rear of the house, which is north of the house. It also identifies where the well is and the leaching fields. You cannot put anything in the leaching field area so putting the propane tanks in front of the fence is logical. There is no vegetation necessary to be removed for the placement of the tanks. E. Kyle displayed the photograph of the yard showing where the tanks would go.

E. Anderson stated that E. Kyle covered everything in the Application and he added that since moving in there approximately three years ago, he has tried to improve the property. He will be putting some vegetation around the tanks within 12-18 months to camouflage them, as well as some landscape design for the entire yard.

E. Kyle noted that abutter notices were sent out and we did not get any feedback, either positive or negative from the neighbors. E. Anderson said that he spoke with neighbors on Sunnyridge, the next door neighbor, and the neighbors across the street and they each had no issue with the placement of the tanks. E. Kyle said that the neighbors on the other side of Sunnyridge would be most visually impacted by this so it is helpful that E. Anderson has spoken to them and they do not have any issues with this. E. Kyle then asked if any ZBA members had any questions and there were none.

Vice Chair Yaros made a Motion to Close the Public Hearing. M. O'Connor seconded the Motion. The Motion passed unanimously. There was no further ZBA deliberation on the Application.

Vice Chair Yaros made a Motion to Approve the Application of Edward Blake Anderson and Mary Ellen Anderson. J. Williams seconded the Motion. The Motion passed unanimously by a vote of 5-0. E. Kyle told the Applicant that he would get an approval letter and as soon as that is done, E. Kyle will sign off on his building permit for this.

II. OTHER BUSINESS:

None.

III. NEXT REGULARLY SCHEDULED MEETING: July 21, 2022

J. Polhamus made a Motion to Adjourn. T. McNeill seconded the Motion. The Motion passed unanimously. The meeting was adjourned at 7:18 p.m.

Janet Stokesbury, Clerk
Zoning Board of Appeals
Town of Avon Planning and Community Development