

Issued September 16, 2022

**ZONING BOARD OF APPEALS  
REGULAR MEETING & PUBLIC HEARING AGENDA  
WEDNESDAY, SEPTEMBER 21, 2022  
7:00 P.M., TOWN HALL, COUNCIL CHAMBERS, ROOM 314**

[Legal Notice](#)

**AGENDA**

**CALL TO ORDER/ROLL CALL: 7:00 P.M.**

**NEW BUSINESS:**

- #19-22**      **180 Mohegan Drive (AKA 160 Mohegan Drive)** - [Petition of M. Werle, the Children’s Museum](#), requesting a variance to Section 177-33 (E)(3) Signs in connection with special use permits authorized by the Town Plan and Zoning Commission which allows a maximum sign area of 25 sf and one (1) sign per lot. Requesting a total variance of 48 square feet for an additional six (6) signs. These signs will include both the legalization of two (2) existing legal-nonconforming signs and for the installation of four (4) additional signs totaling 19 square feet per plans on file. **R-13 Zone**
- #20-22**      **54 Four Mile Road** - [Petition of E. Fleming](#) (RO), requesting a variance to Section 177-20 Obstructions in yards. Requesting a +/- 9-inch variance to the required 10-foot side yard setback to construct a second-floor addition on the southern side of the home per plans on file. **R-10 Zone**
- #21-22**      **8 Colonial Street** - [Petition of Colonial Place Condo Association](#) (RO) requesting a variance to Section 177, Attachment 4, which restricts parking in front of the building line. Requesting an approximately 27-foot variance to install three (3) additional parking stalls between the building line and street line. Additionally, seeking a variance to Section 177-20 (D), Obstructions in yards, to install a 6-foot high, 75% solid fence in front of the building line in order to comply with Type C screening requirements for parking areas that abut residential zones. **RM-3 Zone**
- #22-22**      **795 Farmington Avenue** - [Petition of M. Nistar](#) requesting a Special Exception in order to have an office that administers elderly home-care services as an accessory use to the one-family residence for a period of one (1) year per Section 177-49 (C) of the Zoning Ordinances and per plans on file. **R-6 Zone**

**Regular meeting of the Zoning Board of Appeals following the presentation of petitions:**

1. Discussion and vote on each petition
2. Approval of minutes from the regular meeting held on [February 16, 2022](#) and [July 20, 2022](#)
3. Adjournment

**ALL INTERESTED PERSONS ARE INVITED TO ATTEND.**

***"ANY INDIVIDUAL WITH A DISABILITY WHO NEEDS SPECIAL ASSISTANCE TO PARTICIPATE IN A MEETING OR PUBLIC HEARING SHOULD CONTACT SUZANNE OSLANDER, DEPARTMENT OF SOCIAL SERVICES, 860-561-7580 SEVEN DAYS PRIOR TO THE MEETING OR PUBLIC HEARING."***