

**TOWN OF COLUMBIA**  
**ZONING BOARD OF APPEALS**  
THURSDAY, MAY 23, 2024 - 7:00 P.M.  
ADELLA G. URBAN ADMINISTRATIVE OFFICES CONFERENCE ROOM  
323 ROUTE 87, COLUMBIA, CT

**Regular Meeting – In Person ONLY**

**MINUTES**

**Members Present:** Chairman Joseph Narkawicz, Keith Peck, Rich Napolitano, Stanley Rosenstein (Alternate), Nancy Hammerstrom (Alternate)

**Members Excused:** William Petrone, Jason Belval

**Staff Present:** Zoning Enforcement Officer Constance Kisluk, Board Clerk Mary Kay Hyman

**Others Present:** Applicants Ryan and Amelia Doiron and 4 Members of the Public

1. **CALL TO ORDER:** J. Narkawicz called the meeting to order at **7:02 p.m.**

2. **ROLL CALL (Designation of Alternates, as needed):**

S. Rosenstein was seated for J. Belval

N. Hammerstrom was seated for W. Petrone

3. **CHANGES/ADDITIONS TO AGENDA:**

The Board Clerk noted and corrected the Application number ZBA-2223-01 to ZBA-2324-01 on items 6.1 and 7.1.

4. **APPROVAL OF MINUTES**

4.1 Regular Meeting Minutes of May 25, 2023

J. Narkawicz **MOVED** to **APPROVE** the Regular Meeting Minutes of May 25, 2023 as presented; K. Peck **SECONDED**; R. Napolitano and N. Hammerstrom **ABSTAINED**; **MOTION CARRIED 3:0:2**

5. **AUDIENCE OF CITIZENS (Comments on matters not on the Agenda):** None

**SUSPEND REGULAR MEETING**

6. **OPEN PUBLIC HEARING:**

J. Narkawicz **SUSPENDED** the Regular Meeting and **OPENED** the Public Hearing at **7:05 p.m.**

**6.1 ZBA-2324-01:** Application of Ryan and Amelia Doiron of 4 Hunter's Ridge requesting a Variance of 8 feet from the 50 ' rear yard set-back requirement pursuant to Section 7.4 and 7.7 of the Columbia Zoning Regulations. Assessor's Map #006, Lot #57L, Zone RA.

J. Narkawicz read the Application, the applicant's statement of purpose, and 5 notices from abutting neighbors into the record. He verified that all application requirements have been met.

Applicants Amelia and Ryan Doiron explained that they would like to have a usable/functional deck that would allow them to entertain and be safe for pets and children. R. Doiron referenced the letters from neighbors all in favor, including I. Dann. R. Doiron stated there is only one possible location for the deck and that he did not realize when the home was built that when they added a walk out basement, which changed the location of the house, that the size of the deck was restricted to meet the limits of the set back.

In response to questions from R. Napolitano and J. Narkawicz, R. Doiron confirmed the deck will not be located near the well, septic or the outcropping of rock.

J. Narkawicz **MOVED** to **CLOSE** the Public Hearing and **REOPEN** the Regular Meeting; R. Napolitano **SECONDED**; **MOTION CARRIED 5:0:0**

## **RESUME REGULAR MEETING**

The regular meeting resumed at **7:25 p.m.**

## **7. NEW BUSINESS:**

**7.1 ZBA-2323-01:** Application of Ryan and Amelia Doiron of 4 Hunters Ridge requesting a Variance of 8 feet from the 50 ' rear yard set-back requirement pursuant to Section 7.4 and 7.7 of the Columbia Zoning Regulations. Assessor's Map #006, Lot #57L, Zone RA.

K. Peck **MOVED** to **APPROVE** the application of Ryan and Amelia Doiron for an 8' variance from the rear yard setback requirement required under under Section 7.4 and 7.7 of the Columbia Zoning Regulation for the property identified as 4 Hunters Ridge, Columbia CT, Assessor's Map 006, Lot 057L, in the RA zone and as further shown on site plans submitted with the variance application, and statements made by the applicant, due to the unusual hardship created by the shape of the lot which limits the buildable area, the slope of the lot, and other drainage features restricting the overall usable area of the lot. R. Napolitano **SECONDED**. **MOTION CARRIED 5:0:0**

## **7.2 Election of Officers**

R. Napolitano NOMINATED K. Peck as Vice Chair  
K. Peck NOMINATED J. Narkawicz as Chair

J. Narkawicz **MOVED** to **ACCEP**T the **NOMINATIONS**; R. Napolitano **SECONDED**; **MOTION CARRIED 5:0:0**

**8. UNFINISHED BUSINESS:** None

**9. BOARD OPEN DISCUSSION:** None

#### **9.1 Land Use Training Requirement**

C. Kisluk reminded the Board Members of the land use training requirements and that it is required by the State.

The Commission discussed the importance of the Training in relation to appeals.

**10. CORRESPONDENCE:** None

**11. ADJOURNMENT:**

K. Peck **MOVED** to **ADJOURN**; S. Rosenstein **SECONDED**; **MOTION CARRIED 5:0:0**  
The meeting **ADJOURNED** at 7:40 p.m.