

TOWN OF WESTON, CONNECTICUT  
ZONING BOARD OF APPEALS HEARING  
April 28, 2009

MINUTES

Present: Board Members: Vice-Chairman MacLeod Snaith, Nick Noyes, Carolyn Mulcahey,  
and Alternates: Marianne Murray and Ken Edgar

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Mr. Snaith opened the public hearing at 7:35 p.m. The Board Secretary read the agenda into the record. Mr. Snaith then explained the public hearing procedure to the applicant.

159 GODFREY ROAD EAST, OWNERS, CONLON, RICHARD & TERESA KENDREGAN, Map 15 Block 2, Lot 8, variance to Sections 321.5 and 374 of the zoning regulations to construct a 20 ft. by 24 ft. addition on an existing nonconforming residence with front yard setback of 18 ft.

Mr. Conlon came forward to discuss the application. He stated that they have owned the house for 15 years and have done extensive restoration inside. Eighteen months ago they moved here full time with their daughter and turned their bedroom into a family room and are now without a bedroom. The reason for the addition is to put a master bedroom suite onto the first floor of the house on the east end of the building. He then described the plans noting that there is a ½ acre pond in the back yard and the septic system is located on the western boundary of the property. South of the existing building are a swimming pool and a pond and they have limited area where they can expand the house.

In response to a request from Mr. Snaith, Mr. Conlon described the interior layout of the house. He also noted that if the expansion was pushed back more it would literally be on top of the swimming pool with a 2 ft. distance from the pool deck. Mr. Noyes commented that it was too bad that the pool was placed so close to the house blocking out any expansion. In response to a comment from Mr. Edgar regarding noticing of the variance for the side setback, Mr. Conlon stated that they would trim off the 6 inches to make it conform to the regulations. Ms. Mulcahey then questioned why the bedroom was not moved to the other side of the house and Mr. Conlon explained that they would be getting very close to the pond and an alternate location would eliminate the existing windows on the back of the house, putting a solid wall about 8 ft. away. Mr. Conlon also submitted a copy of the approved septic plan for review. Discussion ensued.

During discussion, Mr. Noyes questioned whether they had considered eliminating or moving the pool and Mr. Conlon stated that they repaired the pool two years ago and if that was the only option, it would make the project go away. Mr. Snaith commented that he would like to see the addition set back some. Mr. Edgar commented that he is struggling with that same concept of pushing it back or making it smaller to accommodate the regulations. Discussion regarding reducing the expansion or moving it back continued.

Following discussion, Mr. Noyes commented that he is hung-up on the pool issue and sees it as a self-created hardship. Mr. Snaith commented that the pool is existing and Mr. Edgar commented that if they were having this discussion when the pool was falling apart, it may be a different issue. Mr. Snaith noted that he does not have a problem with it being connected to that side of

the house because you could not do it properly any other way, but agrees that it does need to be moved back some. Mr. Conlon stated that they could probably work with making the addition a little smaller. Mr. Edgar reminded him that he should stay within 30 foot setback on the side. Ms. Murray questioned why the addition could not be smaller and moved back? Mr. Noyes then reviewed the hardship stated in the application. Mr. Snaith noted that the entire structure is in the setback. He then commented that there was a sense of the Board that they could possibly agree with the proposal and suggested that Mr. Conlon come back with a floor plan showing what is proposed. Mr. Edgar also asked that they show where the propane tank and pool equipment would go. Discussion then turned to whether the applicant should return with revised plans reducing the incursion into the setback.

Following discussion, it was decided that the applicant will return at the next meeting with revised plans.

APPROVAL OF MINUTES:

Ms. Mulcahey made a motion to approve the Minutes from the January 27, 2009 meeting, as amended, and Mr. Edgar seconded. All in favor, the motion carried (5-0).

MOTION TO ADJOURN

Hearing no additional business, Mr. Noyes made a motion to adjourn and Mr. Edgar seconded. The meeting adjourned at 8:48 p.m.

Respectfully submitted,

Delana Lustberg  
Board Clerk