

TOWN OF WESTON, CONNECTICUT
ZONING BOARD OF APPEALS HEARING
March 24, 2015

MINUTES

Present: Board Members: Chairman MacLeod Snaith, Vice-Chairman Richard Wolf, Robert Gardner, Glenn van Deusen and Alternates: John Moran and Donald Scarborough

Mr. Snaith opened the public hearing at 7:38 p.m. The Board Secretary read the agenda into the record. Mr. Snaith then explained the procedure for the applicants.

29 CARTBRIDGE ROAD, owner, PAUL AND MARION NELSON, Map 24, Block 4, Lots 27+28, Variance to Sections 321.6 and 374 of the Zoning Regulations to construct 1) a second story addition over a first floor room with a deck, 2) an attached two-car garage and 3) deck in the front yard of an existing nonconforming house. The proposed addition and second floor deck would be located approximately 28 feet from the front property line. The proposed garage would be located approximately 29 feet from the front property line. The proposed first floor deck would be located approximately 16 feet from the front property line

Marion Nelson, owner, came forward and presented new drawings for the Board Members to review. She noted that the major change is the removal of the proposed front deck, there will just be steps going down from the door that will not go past the existing front steps. Mr. Snaith noted that this was an existing legal lot and questioned whether the existing well and septic will be abandoned. Ms. Nelson stated that they will and soil testing has been done and a suitable location for the septic system has been found. Mr. van Deusen questioned the location of the new garage and Ms. Nelson stated that it is slightly further away and not closer to the road. Mr. Wolf asked whether they would consider eliminating the front steps and Ms. Nelson explained that it would leave no proper egress to the front of the house. Discussion ensued.

Following discussion, Mr. Wolf stated that he would not be comfortable approving the variance based on the current drawings and would need more detail on what is actually going to be built. Mr. Snaith concurred. They then turned discussion to whether the Board conceptually approved the plan so Ms. Nelson could decide to get formal drawings prepared. Mr. Snaith stated that in concept, he is willing to go with most of the proposed application and Mr. van Deusen agreed but stated that he is torn on the front door since there are other ways to access the front of the property. Mr. Wolf stated that he would be in favor of approving the variance but he would need to see architectural drawings with dimensions. Mr. Moran agreed. Mr. Scarborough commented that there is an overall benefit to the community considering they no longer have a 2 car garage right at the road.

After some additional discussion, Ms. Nelson provided a letter of extension and the discussion will continue at the next meeting.

APPROVAL OF MINUTES

Mr. Snaith made a motion to approve the Minutes from the February 24, 2015 meeting, as amended, and Mr. Scarborough seconded. All in favor, the motion carried (6-0).

MOTION TO ADJOURN

Mr. Gardner made a motion to adjourn and Mr. van Deusen seconded. All in favor, the meeting adjourned at 8:33 p.m.

Respectfully submitted,

Delana Lustberg
Board Secretary

Date Approved: 4-28-15