

TOWN OF WESTON, CONNECTICUT
ZONING BOARD OF APPEALS HEARING
April 28, 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 7:35 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 stated that she did not have the architectural drawings that were requested by the Board at the previous meeting. The matter hearing was continued to next month's meeting.

21 BROAD STREET, owner, AUGUSTUS PAPPAJOHN II, Map 31, Block 1, Lot 16, Variance to Section 312.7 of the Zoning Regulations to construct 1) a timber bridge over a watercourse (a brook), 2) a new barn/shed to be located within 30 feet of a watercourse (a brook), and 3) a fence around the barn/shed to be located within 7 feet a watercourse (a brook)

It was noted that the applicant withdrew their application.

GOOD HILL ROAD AND RIVER ROAD, owner, CHARLES RUFF, Map 28, Block 1, Lots 5+6, Variance to Section 312.7 of the Zoning Regulations to construct a new house to be located 27 feet from a small watercourse that discharges from Good Hill Road along the northwest property line.

Larry Edwards, P.E., representing the owners, came forward and explained that the applicants have owned the property since 1968. In the 1980s they received Conservation Commission approval to build a house on the property but the project was never commenced. They have since re-looked at the 2013 new flood study and that changed the prospective building to a different area of the property. He noted that they have received approval from the Health Department for the septic system location and also new approval from the Conservation Commission for the revised location which is the maximum distance from the Saugatuck River. Mr. Edwards noted that they were just asking for a variance to the watercourse setback, the dwelling will be within the zoning setbacks. He also stated that this is a 4.5 acre pre-existing, nonconforming lot.

Mr. Edwards then addressed the hardships noting the environmental constraints and discussion ensued.

Following discussion, the hearing was closed at 8:08 p.m.

DELIBERATIONS:

Goodhill and River Road

Voting Members: Snaith, Noyes, Wolf, Gardner, van Deusen

Mr. Snaith opened deliberations by reading from the flood plain regulations noting the criteria based on good and sufficient cause, failure to grant a variance would result in a hardship and will not increase the flood heights and this does meet those criteria. Mr. Noyes commented that it was a reasonable request. Mr. Wolf stated that he has no problem with the request as the owners have been paying taxes on it as a building lot for 40 years. Mr. Gardner concurred.

MOTION:

Mr. Wolf made a motion to approve the variance for the property at Goodhill and River Road, Map 28, Block 1, Lots 5+6 to Section 32.7 to construct a new house to be located 27 feet from a small watercourse that discharges from Goodhill Road along the northwest property line as shown on plans prepared by J. Edwards & Associates dated 2/19/15, based on the exceptional topographical hardships, the location will not increase the flood heights, as certified by an Engineer, and failure to grant a variance would result in a hardship. Mr. Noyes seconded the motion. All in favor, the motion carried (5-0).

APPROVAL OF MINUTES

Mr. van Deusen made a motion to approve the Minutes from the March 24, 2015 meeting and Mr. Wolf 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 8:15 p.m.

Respectfully submitted,

Delana Lustberg
Board Secretary

Date Approved: