

TOWN OF WESTON, CONNECTICUT
ZONING BOARD OF APPEALS HEARING
September 27, 2011

MINUTES

Present: Board Members: Chairman MacLeod Snaith, Vice-Chairman Richard Wolf, Nick Noyes, Robert Gardner, Jeff Tallman and Alternates: Ken Edgar and John Moran

Mr. Snaith opened the public hearing at 7:34 p.m. The Board Secretary read the agenda into the record.

29 CARTBRIDGE ROAD, OWNER, SUARES, DAVID, MAP 24 BLOCK 4 LOT 37 & 38, VARIANCE TO SECTIONS 321.5 OF THE ZONING REGULATIONS TO CONSTRUCT A NEW DWELLING ON AN EXISTING LOT WHERE THE LOT WIDTH IS LESS THAN THE MINIMUM OF 170 FEET

Mr. Soares came forward and stated that he is withdrawing the front setback variance request. Mr. Snaith noted that they now have a proposed dwelling that meets the setback requirements and is on a legal lot, so the issue before them is the rectangle. Tracy Kulikowski, Land Use Coordinator stated that the lot is oversized, but the configuration is difficult because it is long and narrow. Mr. Noyes asked to see the measurements of the setbacks on the plan. Mr. Wolf read the variance application and Sec. 321.5.

Nathan Rosen, 11 Cartbridge Road, came forward and asked a question about the blasting that would need to be done. They live at the bottom of the cliff and are concerned about stones coming down the cliff. Mr. Snaith and Ms. Kulikowski explained that the applicant will need to get a blasting permit from the local fire marshal and the blasting process is highly regulated.

Matt Panichetta, 24 Cartbridge Road, came forward and also expressed concerns about the blasting and would like to have notice before they do the blasting.

Hearing no additional discussion, the public hearing was closed at 7:50 p.m.

DELIBERATION:

Voting members: Snaith, Noyes, Wolf, Gardner, Tallman

MOTION:

Mr. Wolf made a motion to approve a Variance to Sec. 321.5 to construct a new dwelling on a lot where the width is less than the minimum of 170 ft., as shown on plans prepared by Richard Bennett Assoc., LLC, dated 6/20/11 and revised 9/12/11. The variance is granted based on the existing topographical hardship. Mr. Gardner seconded the motion. All in favor, the motion carried (5-0).

APPROVAL OF MINUTES

Mr. Wolf made a motion to approve the minutes from the July 26, 2011 meeting, as amended, and Mr. Snaith seconded. All in favor, the motion carried (5-0).

MOTION TO ADJOURN

Mr. Snaith made a motion to adjourn the meeting and Mr. Noyes seconded. All in favor, the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Delana Lustberg
Board Secretary