

TOWN OF WESTON, CONNECTICUT  
ZONING BOARD OF APPEALS HEARING  
February 26, 2013

MINUTES

Present: Board Members: Chairman MacLeod Snaith, Richard Wolf, Jeff Tallman, Robert Gardner and Alternates: John Moran, Glenn Van Deusen and Marilyn Parker

---

Mr. Snaith opened the public hearing at 7:30 p.m. The Board Secretary read the agenda into the record.

7 LAUREL RIDGE LANE, owner, ARTUR DOMKA, Map 10, Block 2, Lot 8, Variance to Sections 321.5, 321.6 and 374 to allow for a house to be constructed on an existing nonconforming lot. The new house would be located 10.5 feet from the front property line and 6.4 feet from the side property line, with a majority of the structure located less than 50 feet from the front property line.

Mr. Domka came forward and presented the new drawings showing the new proposed locations. Mr. Snaith commented that last meeting they had discussed the possibility of limiting the non-conformity with a low impact connectivity to get to the buildable area and this plan seems to accomplish that. He stated that he has a problem that there is nothing that related to the new proposal to the survey and would like to see the proposed addition on a clean survey indicating the area that was previously approved for a variance and what is now being proposed. Mr. Wolf commented that he did not understand why Mr. Domka is trying to increase the non-conformity with a porch and closet. Mr. Van Deusen stated that he does not see a hardship for the closet space. Discussion ensued.

Following discussion, Mr. Domka decided to request an extension to give him time to have new plans prepared based on the Board's comments and return at the next meeting.

67 OLD REDDING ROAD, owner, ASPETUCK VALLEY COUNTRY CLUB, Map 25, Block 7, Lot 4, Variance to Section 341.4D (buffer area) to allow a driveway to stay in its current location and improve it up to Town of Weston standards

Mr. Moran stated that he would be recusing himself from this application because he is a member of the Country Club and did not want there to be any possible conflict of interest.

Pete Romano, P.E. from LandTech Consultants and Carol Kepcher, General Manager of AVCC came forward to present the application. Mr. Romano stated that the club had a master renovation plan approved in 2009 and part of that was for new tennis courts, pool and demolition of some of the existing structure which has not been implemented yet. They are before the Board seeking relief from the setback to allow the club to leave the existing driveway which is within the 50 ft. setback. This would prevent extensive clearing and removal of ledge outcroppings. He noted currently, the driveway is 14 feet wide and the new driveway would be 20 feet wide with the 6 foot extension on the north side. Mr. Romano also noted that they received approval from the Conservation Commission in November, 2012 because the land to the south is a large area of wetlands.

Mr. Van Deusen questioned how many parking spaces were proposed and Mr. Romano stated that there will be about 30 and that driveway will just be used for the tennis courts and the maintenance area behind. Mr. Tallman noted that there is a lot of activity and traffic on the main road going to the clubhouse but he sees a little activity early in the morning with grounds related vehicles, and doesn't think that it is something heavily trafficked now nor would it be in the future. Mr. Snaith stated that they need to find the hardship. Discussion ensued.

Kerry Kelleher, neighbor to the south, came forward to voice his support in keeping the driveway in its current location.

Ben Roberts, 50 Old Redding Road, came forward and stated that he lives directly across from the driveway and he would also support keeping it in its current location.

Hearing no additional discussion, the public hearing was closed at 8:58 p.m.

Deliberations:

Voting Members: Snaith, Wolf, Tallman, Gardner, Van Deusen

67 Old Redding Road

Mr. Tallman opened deliberations by stating that he would be in favor of the proposal to keep the driveway in its current location. Ms. Parker stated that she would agree but is concerned that it would set a precedent. Mr. Wolf commented that this is different in what the Board usually sees because it is not private property or a homeowner and there are very few places like it in town. He also stated that this provides for a safer method for accessing the property and also it is also safer to have the separation between the parking area and the road. Mr. Van Deusen stated that he doesn't disagree with the comments made about traffic patterns, but if the Board is strictly guided by the regulations and guidelines, he does not see a significant hardship.

MOTION TO APPROVE

Mr. Wolf made a motion to approve the application as shown on plans prepared by LandTech Consultants dated 10/10/12 and revised 11/20/12 to allow a driveway to stay in its current location and improve it up to the town standards. The hardship is based on the minimization of site disturbance and it provides for a safer means of access and parking than on the original master plan. Mr. Tallman seconded the motion. The motion was voted on and carried (4-1[Van Deusen]).

APPROVAL OF MINUTES

Mr. Wolf made a motion to approve the Minutes from the January 22, 2013 meeting, as amended, and Ms. Parker seconded. All in favor, the motion carried (7-0).

MOTION TO ADJOURN

Mr. Snaith made a motion to adjourn the meeting and Mr. Van Deusen seconded. All in favor, the meeting adjourned at 9:25 p.m.

Respectfully submitted,

Delana Lustberg  
Board Secretary