

TOWN OF WESTON, CONNECTICUT
ZONING BOARD OF APPEALS SPECIAL HEARING
March 22, 2016

MINUTES

Present: Board Members: Chairman MacLeod Snaith, Vice-Chairman Glenn van Deusen, Bob Machson and Alternates: John Moran and Donald Scarborough
Tracy Kulikowski, Land Use Director

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

2 STEEP HILL ROAD, owner, MATTHEW and ELIZABETH SALEM, Map 23, Block 3, Lot 10, Variance to Sections 321.6 and 374 of the Zoning Regulations to demolish the existing non-conforming barn that is approximately 9 inches from the front property line and rebuild a new barn. The reconstructed barn would have a smaller footprint and it would be moved back from the road to be located 7.4 feet from the front property line.

Charles Haver, Architect, came forward with the owners and explained their thought process. He stated that the owners bought the property 2 years ago, it is an antique house and they hired his firm because they specialize in old houses. Mr. Haver noted that this variance request is for the barn in the back yard that has fallen into neglect. The owners would like to restore the barn as it is part of the history of the property and of the Town. Mr. Haver explained that when the contractor got in to see the barn they realized that it was worse off than they had thought. They hired a structural engineer, Kevin Chamberlin, and he put together a report noting rot, open roof in sections causing further deteriorating and the foundation is no good. Based on that information, a repair no longer made sense so they propose to disassemble the barn, put in a new foundation and then rebuild. Mr. Haver stated that the proposal is to move the new foundation back enough so that the stone wall can continue and give the barn protection from the road. He suggested 6.5 feet allowing for walking around building and in making it smaller they can reuse the antique timbers that are salvageable. Discussion ensued.

Mr. Snaith posed a question regarding use and Mr. Machson commented that it has not been in continuous use as a barn. Mr. Snaith also noted that they would need a hardship to base the variance on and he was having a hard time finding the hardship. In regard to the wetlands, it is a regulated area not a setback and they could still build there, they would just need to go before the Conservation Commission. Mr. van Deusen also stated that he was having difficulty seeing a hardship as there are two other locations that are fully compliant. Discussion continued.

Following discussion, it was determined that the hearing would be continued to next month in order to get additional information.

APPROVAL OF MINUTES

Mr. van Deusen made a motion to approve the Minutes from the January 26, 2016 meeting and Mr. Scarborough seconded. All in favor, the motion carried (5-0).

MOTION TO ADJOURN

Mr. Moran made a motion to adjourn and Mr. Snaith seconded. All in favor, the meeting adjourned at 8:50 p.m.

Respectfully submitted,

Delana Lustberg
Board Secretary

Date Approved: 4/26/2016