

TOWN OF WESTON, CONNECTICUT
ZONING BOARD OF APPEALS HEARING
May 28, 2013

MINUTES

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

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

349 GOODHILL ROAD, owner, HARVEY H. & BARBARA GROVES, Map 20, Block 2, Lot 47, Variance to Sections 321.6 and 374 to replace an existing nonconforming house on a nonconforming lot with a new house that would be located 39.2 feet from the front property line.

Voting Members: Snaith, Wolf, Tallman, Gardner and van Deusen

Mrs. Groves came forward and explained that they had to shift the location of the house in order to locate the new septic system. Mr. Snaith noted that the issue is an encroachment on the corner of the home. It is a non-conforming lot with the road going through the property and there are also topographical and wetlands issues. Mr. Snaith also noted that this property was approved for a variance in January but not they are asking for 39.2 feet instead of 42. Discussion ensued.

Hearing no additional discussion, the public hearing closed at 7:47 p.m.

18 GOODHILL ROAD, owner, JOSEPH & CHANNA STEIN, Map 31, Block 3, Lot 6, Variance to Sections 321.6 and 312.7 to construct a new two car garage 8 feet from the rear property line and 17 feet from a watercourse.

Voting Members: Snaith, Wolf, Tallman, Gardner and Moran

Mr. and Mrs. Stein came forward to present the plans, explaining that they were hoping to build garage as they currently do not have a garage. They indicated the proposed location at the rear of the property. Mr. Stein explained that they could not site it in the front of the house due to reserve septic and well constraints and they would access the garage off of River Road. Mr. Snaith noted that the property is .864 acres and also has a stream running through the rear of the property. Discussion ensued.

Following discussion, it was decided that the application would be continued to the next regular meeting so that the Board Members could get additional information from the Town Engineer about the driveway cut and the Conservation Commission regarding the wetlands.

306 LYONS PLAIN ROAD, owner PETER J. FAILLACE, Variance to Section 321.6 to construct a deck which would be 30.1 feet from the front property line.

No one was in attendance to discuss the application. The matter was continued to the next regular meeting.

DELIBERATIONS:

349 Goodhill Road – Voting Members: Snaith, Wolf, Tallman, Gardner, van Deusen

Mr. Snaith began deliberations by stating that he was sympathetic to the applicant's issues and doesn't have a problem granting the requested variance. Mr. Wolf, Mr. Gardner and Mr. Tallman concurred. Mr. van Deusen commented that it is a challenge to do anything in that space and the new structure will be no closer than the existing and was also in agreement.

MOTION TO APPROVE

Mr. Gardner made a motion to approve the Variances to Sec. 321.6 and 374 to replace an existing nonconforming house on a nonconforming lot with a new house that would be located 39.2 feet from the front property line, as shown on plans prepared by Walter Skidd, P.E. dated 8/10/10 and last revised 4/18/13. The variance is granted based on the hardships being the size of the lot at 1.5 acres, bisected by a town road, half of the property is wetlands and the steep slopes to the rear prohibit moving house to a conforming setback. The proposed house would encroach less than the existing house. Mr. van Deusen seconded the motion. All in favor, the motion carried (5-0).

APPROVAL OF MINUTES

Mr. Snaith made a motion to approve the Minutes from the March 26, 2013 meeting and Mr. Wolf seconded. All in favor, the motion carried (5-0).

MOTION TO ADJOURN

Mr. Gardner made a motion to adjourn the meeting and Mr. Tallman seconded. All in favor, the meeting adjourned at 8:49 p.m.

Respectfully submitted,

Delana Lustberg
Board Secretary