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Ilene Richardson, Chairwoman
Jim Low, Vice Chairman
Dan Gilbert, Member
W. Macleod Snaith, Member
Jason Bergman, Member
Richard Wolf, Alternate

Zoning Board of Appeals

Regular Meeting and Public Hearing
Tuesday, November 26, 2024

MINUTES

In attendance: Chairperson Ilene Richardson, Vice Chairperson Jim Low, Members Dan Gilbert, Macleod Snaith, Jason Bergman, Alternate Richard Wolf.

1. **Call to Order**

The meeting was called to order by Chairperson Ilene Richardson at 7:29pm

2. **Roll Call, Seating of Alternates, Establishment of Quorum**

Member Jason Bergman was welcomed as a member of the board. Alternate Richard Wolf remains seated. Chairperson Ilene Richardson recused herself for this meeting because she is a member of the Aspetuck Valley Country Club (Applicant). Five members of the board are present, and a quorum is established.

3. **Review and Possible Approval of Proposed 2025 Regular Meetings Schedule**

Ms. Richardson sought a motion to approve the proposed 2025 Regular meetings schedule. Mr. Gilbert made a motion to approve such a schedule; Mr. Low seconded the motion. All in favor, motion carried (6,0).

Ms. Richardson recused herself and turned the meeting over to Mr. Low at 7:34PM.

4. **Public Hearing (Continued from October 22)**

67 Old Redding Rd | Aspetuck Valley Country Club | Request for relief from §341.4C of the Zoning Regulations to construct two padel courts within the front and side yard setbacks.

Mr. Low asked the applicants to identify themselves: Mr. Ammon Renault, Mr. David Berman, and Mr. John Papronta were present. Mr. Berman started explaining the need to seek a setback variance to build two padel courts. Due to the topography of the property, safety of the players, and being respectful of the neighbors, they considered that the construction of the padel court would be better close to the main road within the setback of the property. The applicant submitted two site plans for the courts.

They abandoned the first site plan. The site to be discussed is where the two padel courts are located next to each other. Mr. Snaith questioned the hardship in this application. Mr. Berman responded the hardship is in the topography of the land.

Ms. Joanne Pescatore (neighbor) asked if the assessment was done by professionals. Mr. Renaud said professionals were used to find the location. Ms. Pescatore mentioned her concern to neighbors' safety regarding parking and people walking by. Mr. Ben Roberts (neighbor) had concerns about removing buffer plantings that were part of a master plan back in 2009 and took three years to implement it. Mr. Renaud said there will be no plants removed. Mr. Walker (neighbor) shared the screen to show the proposed site plans. The applicant confirmed site plan #1 is no longer considered and therefore no plantings will be removed. Mr. Gilbert explained to the public the definition of hardship from a legal standpoint and mentioned L&F Associates.

Mr. Low, hearing no further discussion, sought a motion to close the public hearing. Mr. Gilbert made a motion to close the public hearing and go to discussion, and Mr. Snaith seconded. All in favor, motion passed (5,0). The board immediately started the discussion and deliberation.

5. **Deliberation and Decision**

67 Old Redding Rd | Aspetuck Valley Country Club | Request for relief from §341.4C of the Zoning Regulations to construct two padel courts within the front and side yard setbacks.

Mr. Low did not find a hardship in this application. Mr. Snaith agreed. Hearing no further discussion, Mr. Low sought a motion to vote on this case. Mr. Low made a motion to deny the application finding no undue hardship. Mr. Wolf seconded. All in favor, motion carried (5,0)

6. **Consideration of minutes of previous meetings**

- Special Meeting of April 2, 2024

Mr. Low sought a motion to approve the minutes. Mr. Snaith made said motion and Mr. Low seconded. All in favor, motion carried (4,0) [Mr. Bergman abstained]

- Regular Meeting of October 22, 2024

Mr. Gilbert requested to change the name of member from "Dan Low" to Jim Low. Mr. Low made a motion to approve the minutes with the name change. All in favor, motion passed (4,0)

Mr. All in favor Gibert made a comment to change the name Dan Low to Jim Low. All in favor (4,0) [Mr. Bergman abstained]

7. **Adjournment**

Mr. Low sought a motion to adjourn the meeting. Mr. Gilbert made said motion and Mr. Low seconded. All in favor. The meeting was adjourned at 8:38PM

[Next regular meeting Tuesday, January 28, 2025, via Zoom at 7:30 p.m.]