

TOWN OF WESTON, CONNECTICUT
ZONING BOARD OF APPEALS HEARING VIA ZOOM

January 25, 2022

MINUTES

Present: Board Members: Chairman, Don Scarborough, Vice-Chairman, Ilene Richardson, Dan Gilbert, Macleod Snaith and Alternates, John Moran and James Low
Also: Tracy Kulikowski, Land Use Director,

Chairman Scarborough opened the Hearing at 7:35 p.m. and Ms. Kulikowski read the Legal Notice into the record.

ELECTION OF OFFICERS

Mr. Scarborough nominated Ms. Richardson for Chairman and Mr. Snaith seconded. All in favor, the motion carried (6-0).

Ms. Richardson nominated Mr. Scarborough and Mr. Snaith seconded. All in favor, the motion carried (6-0).

DISCUSSION/DECISION: 5 NORFIELD ROAD, OWNER, TREVOR & ELLEN CRAFTS, MAP 30, BLOCK 1, LOT 2, VARIANCE TO SECTION 373.3 OF THE WESTON ZONING REGULATIONS TO COMPLETE AN INTERIOR RENOVATION OF EXISTING DETACHED ONE-BEDROOM STUDIO AND STABLE BUILDING SO THAT THE ENTIRE 864 SQUARE FOOT BUILDING IS USED FOR AN ACCESSORY DWELLING UNIT

Rob Sanders, Architect, representing the owners, explained that there are numerous structures on the parcel and since the 1930's there has been 2 residential structures. The subject is the one closest to Newtown Turnpike, it is an approximately 800 sq. ft. structure and looks like an old stable with its original fixtures. The owners want to expand the living space into the stable portion of the building. Mr. Sanders also noted that there is documentation in Town that it has been occupied since the 1970's. He also explained that the intensification of use is why they came before the ZBA for a variance. There will be no expansion of the footprint or volume, it conforms to the setback requirements and they do not propose any infrastructure, it is currently connected to the existing septic system. Mr. Sanders also noted that they have submitted their plan to the Aspetuck Health District and have the sign off from them.

Mr. Sanders then explained that they plan to keep it as a one bedroom structure, they are just adding additional living space utilizing kitchen as new bath and improving the layout. He noted that this is a 3-generational family, the grandparents, children and grandchildren came together to live on this one property. Mr. Sanders then explained why subdividing property would not be able to be accomplished.

Mr. Scarborough posed a question regarding elevations and Mr. Sanders explained that the partial second floor is storage space. Mr. Gilbert asked to Mr. Sanders to address the E&F

Associates court case. Mr. Sanders explained that the space exists, has existed and the building has been a functional part of the property since the 1930s, it has been habitable for years and he sees that as consistency of use. They are not intensifying the volume of finished space. He further noted that this is a very unusual property that has been around and in use for over 80 years, and would not create a precedent.

Margaret Wirtenberg, former resident commented that she was on the P&Z in the 80s when it was originally subdivided and the “corner house” separated away from estate. She stated that it is a charming property and noted that the present regulations allow 800 sq. ft. for apartment and questioned about it being attached. Ms. Kulikowski responded that this is already a non-conforming structure and even at 800 sq. ft., it doesn’t qualify as an “in house” apartment.

Mr. Gilbert noted that the property is beautiful and then read two items from the zoning regulations, Section 100.5 about bringing about gradual conformity and Section 373.1, the use shall not be enlarged or extended unless changed to conforming. Discussion ensued.

Following discussion, Mr. Gilbert made a motion to close the Public Hearing and Mr. Scarborough seconded. All in favor, the motion carried (6-0).

Deliberations:

(Scarborough, Richardson, Gilbert, Snaith)

Mr. Scarborough commented that he has lived in a stable in the past but it is not for everyone.

Mr. Snaith commented that they don’t know whatever part of the building was habitable space versus non-habitable and they haven’t heard otherwise.

MOTION TO APPROVE

Mr. Snaith made a motion to approve the application for 5 Norfield Road for a Variance to Section 373.3 of the Zoning Regulations as shown on drawings submitted by Rob Sanders, Architects dated 7/30/21 and Ms. Richardson seconded. The motion was voted on and carried (3-1 [Gilbert]).

APPROVAL OF MINUTES

Ms. Richardson made a motion to approve the Minutes from December 9, 2021 and Mr. Moran seconded. All in favor, the motion carried (6-0).

MOTION TO ADJOURN

Mr. Gilbert made a motion to adjourn and Ms. Richardson seconded. All in favor, the meeting adjourned at 8:35 p.m.

Respectfully submitted,

Delana Lustberg
Board Secretary

Date Approved: