

3 PRIMROSE STREET
NEWTOWN, CONNECTICUT 06470
TEL. (203) 270-4276
FAX (203) 270-4278



TOWN OF NEWTOWN
ZONING BOARD OF APPEALS
MINUTES

Regular Meeting
Wednesday September 6, 2017 at 7:30 pm
Municipal Center – Meeting Room 3

These minutes are subject to approval by the Zoning Board of Appeals.

Present: Alan Clavette, Barbara O'Connor, Ross Carley, Joe Bojnowski, Jane Sharpe, Charles Gardner
Absent: Stephen Singlak

The meeting was opened by Alan Clavette at 7:30 pm. He received approval from the Commission to hear Docket #17.08 before other agenda items. Mr. Gardner was welcomed as an alternate to the Commission.

Ms. O'Connor read the call for the hearing: Docket # 17-08 Application by SPM Maintenance and Construction, LLC, for a variance at 25 Underhill Road of Chart VII-I Area Height Yard Requirements of the Zoning Regulations of the Town of Newtown so as to permit the construction of an 8'x12' deck in the front of the house as shown on plans titled "Proposed Zoning Location Survey, Prepared for Western Connecticut F.C.U. #25 Underhill Road, Newtown, Connecticut" dated July 28, 2017.

Mr. Clavette asked to hear from the applicant. Desmond Rustici, of SPM Maintenance and Construction, LLC, 2 Stony Hill Road, Bethel CT came forward as the agent. Mr. Rustici described the lot as small and oddly shaped. He is applying for an 8' x 12' deck at the front of the house because there is very little useable yard space, and it may allow for a small table and chairs to extend the living area of the small house. Mr. Rustici said there will be no stairs down, so it is more of a balcony. The rear of the property goes to a retaining wall and then has a steep grade, making it mostly unusable. Mr. Carley asked about the distance to the well and septic. Mr. Rustici said that the health dept. recommended ZBA approval before reviewing the project, but it was designed with the estimated septic/drywell location in mind. Mr. Carley also noted that the dimensions of the deck are no larger than the front of the house.

Mr. Clavette asked to hear from any members of the public.

Christine Wheway, 34 Underhill Road, said she had no reason to oppose the application and though it would make the house more appealing. She asked what kind of material would be used. Mr. Rustici said it will be a white composite material.

With no other members of the public and no other discussion, the hearing was closed at 7:36 PM.

Ms. Sharpe made a motion to approve the application due to a reasonable sized proposal with demonstrated hardship of the oddly shaped lot, small size of the lot, and setbacks. Ms. O'Connor seconded. All members voted in favor of approving the application.

Mr. Carley made a motion to approve the minutes of July 5, 2017. Ms. Sharpe seconded. The minutes were approved.

Ms. O'Connor nominated Mr. Clavette to fill the vacancy of Chairman. Mr. Carley seconded. Mr. Clavette abstained and all other members voted in favor.

Ms. O'Connor made a motion to move Mr. Singlak to fill the seated position. Mr. Clavette seconded. All in favor.

Ms. O'Connor made a motion to accept Ms. Buchanan as an alternate seat. Mr. Carley seconded. All in favor.

Mr. Clavette moved to adjourn. Mr. Carley seconded. All members were in favor. The meeting was adjourned at 7:48 pm.

*Respectfully Submitted,
Georgia Contois, Clerk*