



TOWN OF NEWTOWN

ZONING BOARD OF APPEALS

MINUTES

Special Meeting

Wednesday January 4, 2017 at 7:30 pm

Municipal Center – Meeting Room 3

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

Present: Charles Annett III, Barbara O'Connor, Alan Clavette, Ross Carley, Jane Sharpe, Joseph Bojnowski

Also Present: Georgia Contois (Clerk)

The meeting was opened by Chairman Annett at 7:30pm, and Ms. O'Connor called the roll.

Mr. Annett asked the Commission to take a vote on the Minutes of December 8, 2016.

Mr. Carley made a motion to accept the Minutes. Mr. Clavette seconded. All members were in favor and the Minutes were approved.

Ms. O'Connor read the call for Docket #16.08: Application by Richard Barillari for a property located at 46 Glen Road, Sandy Hook, CT, 06482, for a variance of Section 7.04.800 of the Town of Newtown Zoning Regulations so as to permit a front lot to share an existing driveway that currently serves two rear lots, as shown on a map titled "Site Plan prepared for Rich Barillari, Assessor's Map 40, Block 4, Lot 5, 46 Glen Road, Newtown, CT 06482". Mr. Annett asked to hear from the applicant.

Mr. Barillari, 64 Watkins Drive, owner of 46 Glen Road, and John Mack, P.E. with Stuart Somers CO., 1211 Main Street South, Southbury, came forward as the applicants. Mr. Mack explained that currently, 40 and 50 Glen Road share a driveway which had received a variance in 2014. They had worked with ConnDOT regarding the sight lines on the state road. Mr. Mack said that ConnDOT advised them to utilize the same shared driveway to access #46 Glen Road as well. Mr. Barillari explained that the steep slope in addition to the curve in the road creates a very dangerous situation if a new driveway on the lot was created. Mr. Carley asked for clarification on the existing lot lines versus previous conditions. The Commission members and applicant came to an understanding that the filed property lines were different than the proposal, and a lot line revision would need to be performed before the variance could be voted on. The applicant asked the Commission to continue the Docket until the next meeting to allow him time to resolve the lot line dispute. The applicant would also bring any correspondence from ConnDOT regarding a driveway to the proposed lot. Mr. Clavette made a motion to continue Docket 16.08 to the next meeting of February 1, 2017. Ms. O'Connor seconded. All members were in favor.

With no other business, Mr. Annett moved to adjourn, Ms. Sharpe seconded. All members were in favor. The meeting of January 4, 2017 was adjourned at 7:58 pm.

Zoning Board of Appeals of the Town of Newtown

*Respectfully Submitted,
Georgia Contois, Clerk*