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TOWN OF NEWTOWN

ZONING BOARD OF APPEALS

MINUTES

REGULAR MEETING

Wednesday December 5, 2018 at 7:30PM
Meeting Room #3, 3 Primrose Street, Newtown

Present: Alan Clavette, Barbara O'Connor, Ross Carley, Prerna Rao, Jane Sharpe and Christina Paradis (A)

Absent: Robin Buchanan and Joseph Bojnowski (A)

Also Present: Lynn Kovack (Clerk)

The meeting was opened at 7:34PM

Docket 18.17 by Danny Olmstead for a property located at 55 Alpine Drive for a variance of Chart VII-I of the Zoning Regulations of the Town of Newtown so as to permit the construction of a single family house closer to the property line than the setbacks allow as shown on plans titled "Prepared for Danny Olmstead, 55 Alpine Drive, Newtown, Connecticut" Dated June 6, 2018.

Mr. Olmstead explained his hardship is for the front yard setback due to topography on the property. He has 3 homes that border the property and each are concerned. If house set back and any further it could affect the neighbors septic. He presented a Petition of over 30 signatures from neighbors who are all in agreement for his approval to build. It has always been a building lot. He has gone to the Health Panel review board but that wanted him to wait until he came to the ZBA meeting first. Mr. Knapik with the Health Dept told him that the design is in compliance with the health code. Square footage is going to be about 2000 square feet. Alan Shepard (Engineer) told him that no digging would be into the hill only for the foundation and there will be no disturbance to the land. He is doing a split foundation to avoid coming within any other setbacks. John Duncan of 27 Bankside Trail spoke in favor of the project for Mr. Olmstead. With no one to speak in opposition of the application, the hearing was closed at 7:54PM.

Action:

Docket #18.17 Mr. Clavette made a motion to accept due to the 25' setback to the front of house shown on map Exhibit #1. Such map does not show deck but shows 4' overhang above the front door. Approved due to the nature of topography and house is placed in the least sloping area and stays in line with the neighborhood. Mr. Carley seconded. All members were in favor and the motion passed unanimously.

With no other business, Mr. Clavette made a motion to adjourn. The meeting was adjourned at 8:17PM

Respectfully Submitted by Lynn Kovack (Clerk)