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TOWN OF NEWTOWN
ZONING BOARD OF APPEALS

MINUTES
SPECIAL MEETING
Thursday February 22, 2018 at 7:30 PM
Meeting Room 1, 3 Primrose Street

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

Present: Alan Clavette, Barbara O'Connor, Joe Bojnowski, Jane Sharpe, Ross Carley, Prerna Rao, Christina Paradis

The meeting was opened at 7:30 PM

Mr. Clavette asked members to review the minutes of January 31, 2018. Ms. O'Connor made a motion to approve. Mr. Bojnowski seconded and the minutes were approved.

Ms. O'Connor read the call for the hearing:

Docket 18-01 to apply for a variance of the Town of Newtown Zoning Regulations, Chart VII-I to construct an 18'x24' garage within the front setbacks at a property located at 65 Taunton Lake Road, Newtown, CT, as shown on plans titled "Subsurface Sewage Disposal Design Plan, Project Name: Joyce Dynia, 65 Taunton Lake Road, Newtown, Connecticut" last revised 1/17/2018.

Mr. Clavette asked to hear from the applicant. Mark Lambert, AAA Construction Services, 101 Old Grassy Hill Road, Woodbury, came forward to speak as an agent to the application. He told Commissioners that the applicant is sick with the flu and otherwise would have joined him for the meeting. He gave an overview of the project, stating that a garage that has been demolished existed in the front of the property. It was extremely close to the property line and was unsafe for many reasons. Mr. Lambert noted a blind curve near the eastern side of the property and has had issues with loading/unloading equipment himself. The homeowners are asking for a wider garage that will be further back on the property, to allow them to swing a turn within the confines of the lot to be able to pull out in a front facing direction, rather than backing out onto the road. Mr. Bojnowski mentioned that the lot definitely has a safety issue. Mr. Clavette noted that the garage will be closer to meeting the setback regulations as it will be 23.7' back from the front setback now. Ms. Rao asked why the garage wouldn't be connected to the house and Mr. Lambert said it was due to the grade of the lot.

Mr. Clavette asked to hear from the public. There was no public comment.

Hearing no more business, Mr. Clavette closed the hearing at 7:39 PM. He asked for deliberation.

Mr. Carley made a motion to approve application 18-01 due to topography and safety concerns, further noting that it is less of a non-conforming structure, and the shape of the lot. Ms. Sharpe seconded. The motion was unanimously approved.

With no other business, Ms. Sharpe made a motion to adjourn. Ms. O'Connor seconded. The meeting was adjourned at 7:43 PM.

Respectfully Submitted,
Georgia Contois, Clerk