

**APPROVED MINUTES  
REGULAR MEETING  
BROOKFIELD ZONING BOARD OF APPEALS  
Monday, November 4, 2013- 7:00 p.m.  
MEETING ROOM 133 – TOWN HALL 100 POCONO RD**

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**1. Convene meeting**

Chairman M. Flynn convened the meeting at 7:00 p.m. and established a quorum of members. He then reviewed the policies and procedures that govern public hearings.

**Present:** Chairman M. Flynn, Vice Chairman C. Timmerman, G. Meyerle, N. Coppola, Alternate and Voting Member S. Harding, Alternate J. Eagan (arrived at 7:07 p.m.)

**Absent:** Secretary S. Wallman

**Also Present:** Recording Secretary D. Cioffi

**2. Review Minutes – 10/7/13 – Vice Chairman Timmerman moved to approve the Minutes of the October 7, 2013 meeting. S. Harding seconded the motion. Vice Chairman Timmerman noted the following correction: on Page 3, re: 38 Stony Hill Road, in the third sentence, to add the word, “not” so that the sentence reads, “Vice Chairman Timmerman pointed out that the house is *not* within the setback lines, ...”. Motion to approve the Minutes with above correction carried, 4-0-1, with S. Harding abstaining.**

**3. Review Correspondence:**

- a. **Minutes of other Boards and Commissions: Zoning Commission 9/26/13, 10/10/13, 10/17/13 special; Inland Wetlands Commission 9/23/13; Planning Commission 9/19/13, 10/3/13; Zoning Sub-Committee**
- b. Legal Briefings for Building Inspectors: September 2013, October 2013
- c. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter: Fall 2013

**No discussion/no motions.**

**4. PUBLIC HEARINGS – 7:00 p.m.**

- a. **6 Cottontail Lane #201300950: Variance requested: §242-402A – 29.5’ structure to center of road; §242-402A – 22.8 structure to left side line; §242-402A – 6.4’ structure to right side line; §242-402A – 31,288 sq. ft. lot area; §242-402A – 15% of lot coverage; §242-402A – 60’ lot width for a partial second story addition and a 2 car garage (ph close date 12/8/13)**
  1. **“Zoning Location Survey”** prepared by Charles C. Farnsworth L.L.S. dated 4/13/13
  2. Architectural Drawings of “Elevations” and “Floor Plans” prepared by Blue Line Designs dated 9/18/13 – sheets A1 & A2

*V. and M. Wilkin, 6 Cottontail Lane, were present.* There was brief discussion regarding a previous application for this site that was filed approximately four years ago. Ms. V. Wilkin noted that this application was withdrawn. She explained that the community is made up of pre-existing, non-conforming lots. The Association for the community (Candlewood Lake Club) requested a revision in the plans, but it does not affect the setbacks or the variance. Upon review of the current home, it was noted that there is no garage, and the cars park on the right side of the property near the abutting lot. Vice Chairman Timmerman inquired why the garage comes

forward in the manner it does, and Ms. V. Wilkin advised that it is related to the location of the septic.

*J. Eagan arrived at 7:07 p.m.*

There was discussion regarding the roof pitch, the installation of pavers, and landscaping.

Ms. V. Wilkin advised that both abutting neighbors are aware of the proposal.

*Ms. M. Wilkin was present, and spoke in favor of the application.*

**Vice Chairman Timmerman moved to close the Public Hearing re: 6 Cottontail Lane #201300950: Variance requested: §242-402A – 29.5’ structure to center of road; §242-402A – 22.8 structure to left side line; §242-402A – 6.4’ structure to right side line; §242-402A – 31,288 sq. ft. lot area; §242-402A – 15% of lot coverage; §242-402A – 60’ lot width for a partial second-story addition and a 2-car garage, at 7:11 p.m. N. Coppola seconded the motion, and it carried unanimously.**

#### **DELIBERATIONS**

- a. **6 Cottontail Lane #201300950: Variance requested: §242-402A – 29.5’ structure to center of road; §242-402A – 22.8 structure to left side line; §242-402A – 6.4’ structure to right side line; §242-402A – 31,288 sq. ft. lot area; §242-402A – 15% of lot coverage; §242-402A – 60’ lot width for a partial second story addition and a 2 car garage (ph close date 12/8/13)**
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**Vice Chairman Timmerman moved to approve 6 Cottontail Lane, #201300950: Variance requested: §242-402A – 29.5’ structure to center of road; §242-402A – 22.8 structure to left side line; §242-402A – 6.4’ structure to right side line; §242-402A – 31,288 sq. ft. lot area; §242-402A – 15% of lot coverage; §242-402A – 60’ lot width for a partial second-story addition and a 2-car garage. S. Harding seconded the motion. G. Meyerle commented that the proposal will be more attractive. Chairman Flynn noted the difficulty with the shape of the lot, and advised the proposal will be more in keeping with the neighborhood. Vice Chairman Timmerman pointed out that the cars are currently parked near the neighbor’s property line, and the garage will move them away from that. Motion carried unanimously. *Variance granted.* Reason: Small lot, pre-existing, non-conforming lot, and the proposal will put the property more in conformance with the rest of the neighborhood.**

**5. Tabled Items: None**

**6. New Business:**  
**a. None**

**7. Informal Discussion:** Chairman Flynn noted he missed only one meeting in the past ten years, and thanked the Board members for their support over that time period.

**8. Adjourn**

**Vice Chairman Timmerman moved to adjourn the meeting at 7:16 p.m. N. Coppola seconded the motion, and it carried unanimously.**

*\*\*\*Next meeting Scheduled for December 2 2013\*\*\**