

# ***Borough of Newtown Zoning Board of Appeals Newtown, Connecticut***

Minutes of Special Meeting of August 19, 2013 and Meeting of June 25, 2014

Minutes of the special meeting of the Borough of Newtown Zoning Board of Appeals on August 19, 2014 at Borough Room, Town Hall South, 3 Main Street, Newtown. Chairman John Madzula called the meeting to order at 7:00 p.m.

**Present:** John Madzula, Mary Thomas, Jane Maher and Patricia Antal.

**Absent:** Kathy Geckle.

Chairman Madzula opened the meeting at 7:00 p.m. He welcomed Pat Antal to the board. He appointed Kathy Geckle as Vice Chairman and Jane Maher as Secretary.

## Old Business:

1. Docket B14-01 - Application of Stalzer Design LLC for a variance to Section 5.01 of the Borough zoning regulations for property at 42 Queen Street: Chairman Madzula explained that a vote on a variance requires four votes and there were only three members present at the June 25<sup>th</sup> meeting. Commission member Kathy Geckle recused herself because she lives within 500 feet of the subject property. Therefore, the reason for this special meeting is to listen to the tape of the public hearing and have four members in attendance to vote on the application.

The Commission listened to the tape from the public hearing held on June 25, 2014. The owners are adding a rear addition to the residence which addition encroaches on the side yard setback. From a review of the survey, the members determined that the side yard setback will be 23.1' on the southeasterly corner of the property. Mrs. Maher made a motion to approve the application of Stalzer Design LLC, as presented, for a variance to Section 5.01 of the Borough zoning regulations so as to permit a 23.1' setback on the southeasterly side of the property located at 42 Queen Street to allow the construction of an addition/alteration to the home. The motion was seconded by Mrs. Thomas and unanimously approved (vote 4-0). The vote was as follows:

John Madzula – Yes  
Jane Maher – Yes  
Mary Thomas – Yes  
Patricia Antal – Yes

There being no further business to come before the meeting, the meeting was adjourned by the Chairman at 7:25 p.m.

June 25, 2014 Meeting:

Present: John Madzula, Mary Thomas, Jane Maher.

Absent: Kathy Geckle.

Chairman Madzula opened the public hearing. Mrs. Geckle lives within 500 feet of the subject property so she recused herself from this application. Chairman Madzula read the legal notice into the record. Christine and Matthew Risoli, owners of 42 Queen Street, were in attendance to present their application to the Commission. They are adding an addition to their existing home at the back of their home. The southeast corner of the addition will encroach on the setback. Chairman Madzula read into the record a letter dated June 12, 2014 from Katherine and Robert Geckle stating that they supported the application of Mr. and Mrs. Risoli. There was no one to speak in favor or against the application. A motion was made by Mrs. Maher to approve the application as presented, seconded by Mary Thomas and unanimously approved. However as noted above to approve a variance application four votes are required.

There being no further business to come before the meeting on August 19, 2014, the meeting was adjourned by the Chairman at 7:25 p.m.

Maureen Crick Owen  
Zoning Clerk