

Borough of Newtown Zoning Board of Appeals Newtown, Connecticut

**THESE MINUTES ARE SUBJECT TO APPROVAL BY THE BOROUGH OF NEWTOWN
ZONING BOARD OF APPEALS**

Minutes of Meeting of February 25, 2015

Minutes of the meeting of the Borough of Newtown Zoning Board of Appeals on February 25, 2015 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, Kathy Geckle, Mary Thomas, Jane Maher and Patricia Antal.

Staff Present: Maureen Crick Owen, Clerk.

Docket B15-01: Application of Jonathan Kost, Architect, for a variance to Section 5.04 of the Borough zoning regulations so as to permit a 5' setback on the westerly side and a 6' setback on the southerly side of the property to allow the placement of a generator. The property is located at 12 Queen Street in a B½ Zone in the Borough of Newtown.

Chairman Madzula opened the public hearing at 7:00 p.m. Mrs. Maher read the legal notice. Chairman Madzula stated that the following members would be voting on this application: John Madzula, Kathy Geckle, Jane Maher, Mary Thomas and Patricia Antal. Jonathan Kost, Architect, of 111 Church Hill Road, Sandy Hook, presented the application on behalf of the owner, Dr. Curtis Beck, regarding the property at 12 Queen Street. He stated that the building has an elevator which requires a generator for back out. They would like to place the generator at the rear of the lot for the following reasons: (a) so as not to lose two parking spaces and (b) to reduce the sound to the surrounding neighbors. Mr. Kost stated that if it was located close to the rear of the building there would be issues with safety and noise to the surrounding neighbors. Chairman Madzula asked when they would be conducting the weekly exercise on the generator. Mr. Kost said that they had not discussed that yet but most likely during the week during business hours. Mrs. Maher asked if the location of the generator was on the original plans when presented to the Borough. Dr. Beck said that it was not but then the State required him to have an elevator in the building. Mrs. Geckle said she did not see any problems with the application. There was no one to speak in favor or against the application. The hearing was closed.

Docket B15-02 Application of Ryan and Casey Ragan for a variance to Section 5.01 of the Borough zoning regulations so as to permit a 12.0' setback on the southerly side, a 15.4' setback on the northerly side and a 49.4' setback on the easterly side of the property to allow for the construction of an addition to the home and the addition of a

second garage. The property is located at 12 Meadow Road in a R-1 zone in the Borough of Newtown.

Chairman Madzula opened the public hearing at 7:15 p.m. Mrs. Maher read the legal notice. Ryan Ragan of 12 Meadow Road presented his application. He said that his lot is non-confirming. He wants to add a second car garage and to add an addition to the house. There will be a second story on the house and there will be a room above both garages. Mrs. Maher read into the record a letter from Kathryn F. Ozanne of 10 Meadow Road stating that she supported the application.

Mrs. Maher read into the record the following letters which all were in support of the application:

- a. Charles Beckham, Jr., 5 Elizabeth Street
- b. Tony Diminico, 11 Meadow Road
- c. Anthony Dotolo, 4 Elizabeth Street
- d. Robert Myer, 6 Elizabeth Street
- e. Priscilla Jones, 5 Meadow Road

There was no one to speak in favor or against the application. Chairman Madzula closed the hearing.

Chairman Madzula stated that Mrs. Geckle was within 500' feet of his property and asked if he had any objection to her voting on the application. Mr. Ragan had no objection.

OLD BUSINESS:

1. Mrs. Maher made a motion to approve the application of Jonathan Kost, Architect, for a variance to Section 5.04 of the Borough zoning regulations so as to permit a 5' setback on the westerly side and a 6' setback on the southerly side of the property to allow the placement of a generator on property located at 12 Queen Street in a B½ Zone in the Borough of Newtown, as presented. Mrs. Thomas seconded the motion. The motion was unanimously approved. The vote was as follows:

John Madzula	Yes
Kathy Geckle	Yes
Mary Thomas	Yes
Jane Maher	Yes
Patricia Antal	Yes

2. Discussion took place regarding the application of Casey and Ryan Ragan. Mrs. Maher discussed the second garage being close to the side yard and neighbor's property. Mrs. Geckle made a motion to approve the application of Ryan and Casey Ragan for a variance to Section 5.01 of the Borough zoning regulations so as to permit a 12.0' setback on the southerly side, a 15.4' setback on the northerly side and a 49.4' setback on the easterly side of the property to allow for the construction of an addition to the home and the addition of a second garage on property located at 12 Meadow Road in a R-1 zone in the Borough of Newtown, as presented. Mrs. Maher seconded the motion. The motion was unanimously approved. The vote was as follows:

John Madzula	Yes
Kathy Geckle	Yes
Mary Thomas	Yes
Jane Maher	Yes
Patricia Antal	Yes

There being no further business to come before the meeting, the meeting was adjourned by the Chairman at 7:30 p.m.

Maureen Crick Owen
Zoning Clerk