



TOWN OF NEWTOWN

ZONING BOARD OF APPEALS

MINUTES

Special Meeting of August 14, 2014 at 7:30 pm

Meeting Room #3, Municipal Center, 3 Primrose Street, Newtown CT

These Minutes are Subject to Approval by the Zoning Board of Appeals

Members Present: Charles E. Annett (Chair), Ross Carley, Alan Clavette (Vice-Chair), Timothy Cronin and Barbara O'Connor (Secretary). **Alternates Present:** Herb Rosenthal and Jane Sharpe; **Alternate Not Present:** Roy Meadows; **Staff Present:** Tammy Hazen, recording

The meeting of the Zoning Board of Appeals was called to order by Chairman Annett at 7:32 pm. He then asked Ms. O'Connor to call the roll.

DOCKET #14-07 Application of Pasquale Rauccio for a variance of Section 7.02.100 of the Zoning Regulations to permit the deck too close to the property line. The property is located at 25 Cedar Hill Road in the Town of Newtown, CT in an R-1 zone.

Mr. Rauccio was present to discuss his application. Mr. Annett explained the hearing process. Mr. Rauccio was approved for a variance for a pool; he wants to expand his deck to butt up against the pool. After discussion Mr. Annett asked if there was any public who wanted to speak in favor or against the application. With none noted, the hearing was declared the hearing closed at 7:40 pm.

After discussion, Mr. Cronin motioned to approve the variance as presented given that hardship was demonstrated due to the topography and the non-increase to the non-conformity of the set back. Mr. Clavette seconded the motion.

Therefore, the Board **APPROVED** the application of the variance as presented.

Charles E. Annett "Yes"
Ross Carley "Yes"
Alan Clavette "Yes"
Timothy Cronin "Yes"
Barbara O'Connor "Yes"

DOCKET #14-08 Application of Daniel and Michelle Savoie for a variance of Section 3.01.332 of the Zoning Regulations to permit the use of a top floor of a detached garage as rental property. The property is located at 14 Hitfield Road in the Town of Newtown, CT in an R-2 zone.

Daniel and Michelle Savoie were present to discuss their application. Ms. O'Connor read the docket and Mr. Annett explained the hearing procedure.

Ms. Savoie explained the history of the structure. The garage was built in 2000 and the apartment above it was completed in 2002. In 2008 the Savoie's bought the home from Mr. Savoie's father. They have been renting the apartment above the garage above since then and depend on the income it generates.

Shortly after they received a permit for a new septic system, they received notice from Gary Frenette that the apartment was illegal. In the attempt to get everything done properly, the applicants are requesting a variance to allow the apartment. It was noted that they have been paying taxes on the apartment as a separate one bedroom dwelling.

The board members discussed the zoning regulations and how they relate to this situation. They felt the application should be discussed with Atty. Paul Pollock. The hearing will remain open.

After no further discussion, Mr. Cronin motioned to adjourn the meeting. Ms. Sharpe seconded the motion and the meeting was adjourned at 8:38 pm.

Respectfully submitted by Tammy Hazen.