



TOWN OF NEWTOWN

Zoning Board of Appeals "Special Meeting" Minutes

March 18, 2015 at 7:30PM

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
Alternates Present: Roy Meadows and Jane Sharpe
Absent: Barbara O'Connor (Secretary) and Alternate: Herb Rosenthal
Staff Present: Lynn Kovack (Recording Clerk) and Jean St. Jean

The meeting of the Zoning Board of Appeals was called to order by Chairman Annett at 7:34 PM.
Mr. Clavette called the roll and then read the Docket #15-1

Docket #15-1 Application of Environmental Appraisers & Builders, LLC for a variance of Section 7.02.100 of the zoning regulations to construct a deck too close to property lines. The property is located at 84 Lakeview Terrace, Sandy Hook, in the Town of Newtown in a R-1 zone.

Chairman Annett gave Mr. Michael Dimeglio an opportunity to present his appeal on the above Docket. He stated he was requesting the variance for the deck to be built close to property line because of the topography of the property and to alleviate the erosion on the property. He stated he wanted to extend the deck to another existing exit on the house so he can have more use of the property. He stated the house was built in 1978 and was not sure if there are curtain drains. He has a finished basement with no water issues. He uses a dehumidifier in the summer. He has a couple dogs and a new baby and the deck will give them more convenience and access to the deck.

Mr. Annett stated that if the deck were to be permitted he would still have to deal with the drainage issue. Mr. Annett asked why he wanted another access onto the deck when he already has one. Mr. Dimeglio stated it would just be easier with the other entrance for both his dogs, family and to use more of the property with the topography issue. He also stated that there is an AC unit within the 25 foot setback. He said hardship is demonstrated due to the size of his lot, the topography and the drainage issue. He asked the Commission to consider the hardship for his variance.

Mr. Annett asked if anyone was in favor. Mr. Clavette stated yes he would like to make a motion to approve the variance as requested as hardship was demonstrated due to the topography of the property and the drainage onto the property.

(M) Clavette
(2nd) Meadows
All were in favor

Meeting was adjourned at 7:52
Respectfully Submitted by Lynn Kovack (Recording Clerk)
Zoning Board of Appeals