



TOWN OF NEWTOWN

Zoning Board of Appeals Public Meeting
Minutes
May 4, 2016 @ 7:30PM
Meeting Room #3, Municipal Center, 3 Primrose Street Newtown CT

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

Present: Charles Annett III (Chair), Alan Clavette, Timothy Cronin, Stephen Singlak (Alternate),
Jane Sharpe (Alternate), Joseph Bojnowski (Alternative)
Absent: Ross Carley and Barbara O'Connor

The Meeting of the Zoning Board of Appeals was called to order by Chairman Annett at 7:32PM. Mr. Clavette called the roll and then read
Docket #16-02

Minutes from the December 2, 2015 meeting approved as written. Mr. Clavette made motion to accept with Mr. Cronin seconded, all approved

Docket #16-02 Application of Jennifer and Paul Merchant for a Variance of Section 7.03.220 of the Zoning Regulations to allow a shed with a chicken coop attached to be closer than 100 Feet from the property line. The property is located at 43 Birch Hill Road in the Town of Newtown in an R-2 Zone.

Applicants Jennifer Merchant and Paul Merchant of 43 Birch Hill Road introduced themselves. Paul stated he built the shed on flat land. He stated he already built it and now that is why he is here to request the Approval. He stated the septic is in the way of where the 100' would be. He stated the lot is not very large and is looking to put a deck in another possible area in the future. Shed and coop were placed for ease of access as no door on other side of house to get to. He put on the side of home where Newtown Forest Association is as other side lots have homes close to the property line. The shed is 12' x 9' and coop is small with a run. He stated he will not sell eggs. He stated that he has 2 septic pits and a well and only other area has trees and other property owners. He showed an aerial map showing the trees and he may also have to put in a septic field eventually. Hopes to have 8-10 chickens. The back line is only 246' so it is a very narrow property.

With no individuals to oppose the variance the hearing was closed at 7:46

Mr. Cronin stated due to the fact where he placed the shed and coop is built by public land and no homes will be built on it, and Forest Association is permanent open space it was the best spot possible to build the shed and coop and the fact that it is already built to but stipulations should be placed with the variance.

Mr. Clavette made a motion to approved the variance due to hardship was shown. The hardship that locating it 100' from the property line would place it directly in the center of the Septic. Approval to include no increase in the size which exists today, no rooster and no more than 12 chickens. Mr. Cronin seconded and all approved.

Meeting was adjourned at 7:50 PM

Respectfully submitted by Lynn Kovack (recording clerk)



Exhibit #1

2# 150m x 23

