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## TOWN OF NEWTOWN

ZONING BOARD OF APPEALS

### MINUTES

Regular Meeting

Wednesday June 1, 2016 at 7:30 pm

Municipal Center – Meeting Room 3

**These minutes are subject to approval by the Zoning Board of Appeals.**

**Present:** Charles Annett III, Alan Clavette, Barbara O'Connor, Ross Carley, Timothy Cronin, Jane Sharpe, Stephen Singlak

**Also Present:** Robert Sibley (Deputy Director of Land Use), Georgia Contois (Clerk)

**Absent:** Joseph Bojnowski

The meeting was opened by Chairman Annett at 7:31pm, and Ms. O'Connor called the roll.

With no changes to be made on the Minutes from May 4, 2016, Mr. Clavette made a motion to accept. Mr. Cronin seconded. Mr. Carley and Ms. O'Connor abstained as they were not present at the last meeting. All else were in favor, and the minutes were approved.

Mr. Annett recognized and corrected a spelling error on the Cease and Desist letter from Docket #16.03, to reflect Zoning Regulation 1.06.600, not 1.06.006.

He also told the Commissioners that due to a notification error by the applicant, the ZBA will hold a Special Meeting on June 22, 2016. The Chairman asked for a Motion to table and continue the hearing. Mr. Clavette presented a motion. Mr. Carley seconded. All members were in favor. **Docket #16.03 will be heard on June 22, 2016, 7:30pm, Meeting Room 3 at the Municipal Center.**

**Docket #16.04 Application of 1 Indian Hill Lane for a variance of section 7.02.100 (Chart VII – 1) of the Zoning Regulations of the Town of Newtown so as to permit a garage within the 50 ft. setback from the property line, claiming hardship with irregular shaped lot, corner lot, and topography.**

The homeowner introduced himself, and presented the certified mailing slips for the record. He explained that the setbacks for his corner lot include two fifty foot (50') sides, since his property has two road frontages. He also claimed hardship from topography and large boulders, which were shown in a presentation booklet. His septic and fields are on the South side of the house. Currently their house is one of the only few without a garage, but the proposed design is consistent with the neighborhood. The setbacks of the presented design shows one 40'2" (Indian Hill) side, and the other 46' (Serenity). Above the garage will be a Master Suite, connected to the house by a mudroom. They will be removing the back deck in order to construct the garage.

Mr. Sibley presented a document from the applicant and their neighbors, endorsing the project. He also spoke in favor of the application, stating that he has worked hard with the applicant to create the best plan of action, and felt confident enough to endorse the submission.

With no individuals to speak against the application, the hearing was closed at 7:45pm.

Mr. Clavette presented a motion to approve the variance as shown on the map submitted in with the application, with hardships being clearly demonstrated on the corner lot, with two 50' setbacks, topography, and well location. Mr. Cronin seconded. All members were in favor.

Mr. Annett gave the Commission a brief update of current court cases, some of which are being brought to the state level. He also had received a letter of complaint, that he presented to the Commissioners.

With no other business, Ms. O'Connor presented a motion to adjourn. Ms. Sharpe seconded. All members were in favor. The meeting was adjourned at 7:53pm.

Zoning Board of Appeals of the Town of Newtown

*Respectfully Submitted,  
Georgia Contois, Clerk*