

**New Fairfield Zoning Board of Appeals
New Fairfield, Connecticut 06812**

**MEETING MINUTES
October 18, 2018**

The New Fairfield Zoning Board of Appeals (ZBA) held a public hearing followed by a business session at 7:00 p.m. on Thursday, October 18, 2018, in the Community Room of the New Fairfield Public Library located at 2 Brush Hill Road. Secretary Joanne Brown took the Minutes.

ZBA members in attendance: Joe DePaul, Chairman; Vinny Mancuso; John McCartney and Alternate Ann Brown.

ZBA members not in attendance: John Apple, Vice Chairman; Dan McDermott and Alternate Bob Jano.

Town Officials in attendance: None.

Chairman Joe DePaul called the meeting to order at 7:00 p.m. and introduced the Board Members. Joe DePaul explained the meeting process and voting and appeal procedures. Secretary Joanne Brown read the Agenda. Vinny Mancuso made a motion to adopt the agenda, duly 2nd, approved 4-0. Secretary Joanne Brown read the Call of the Meeting.

Continued Application # 28-18: DellAngelo, 14 Candle Hill Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 43', 3.2.6B Side Setbacks to 11.4' and 10', 3.2.6C Rear Setback to 39.5', 3.2.7, 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a 17'x 9' addition to the house. Zoning District: R-44; Map: 44; Block: 10; Lot: 17.

John McCartney made a motion to hear Continued Application # 28-18, duly 2nd, approved 4-0. Tracy DellAngelo returned to the board with updated septic plans. The septic tank will be relocated further from the house. Mr. DellAngelo produced a photo showing that one of the three existing sheds had been removed. Vinny Mancuso stated that the variance should be contingent on the removal of all the sheds. Joe DePaul asked the applicant if there was anything else he would like to go over. Joe DePaul asked the public for comment. None given. Ann Brown made a motion to enter into the Business Session, duly 2nd approved 4-0. Joe DePaul made a motion to grant a front setback to 43', side setbacks to 11.4' and 10' and a rear setback to 39.5' to construct an addition and deck subject to the removal of all the existing sheds per the plans as submitted; the hardship being the narrow shape of the lot, duly 2nd, approved 4-0. Variance granted.

While in the Business Session, Vinny Mancuso made a motion to accept the minutes as read, duly 2nd, approved 3-0-1, Ann Brown abstaining.

Application # 40-18: Sage, 6 Candlewood Road, for variances to Zoning Regulations 3.0.5C Private Detached Garage, 3.2.5A, 3.2.6A Front Setback to 6.3', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a second story vertical expansion to an existing detached garage. Zoning District: R-44; Map: 39; Block: 3; Lot: 22-38.

John McCartney made a motion to hear Application #40-18, July 2nd, approved 4-0. Applicants Camille and Stephen Sage approached the board looking to vertically expand an existing garage which was damaged in the May storm. Joe DePaul noted that he had an issue with the garage being too close to the street. The applicants discussed plans to relocate the septic system to the side of the garage and run the septic line behind the garage. The applicant stated that the septic plans were already submitted and approved. Joe DePaul produced photos of the existing garage walls and noted the large cracks in the remaining structure. Joe DePaul suggested that the whole structure should be taken down and moved back from the street to make it safer and decrease nonconformity. Joe DePaul explained that their existing structure was preexisting nonconforming and that any increase to the size of the structure without moving it further back from the street would further increase nonconformity. Mr. DePaul suggested moving the garage further back. Vinny Mancuso stated that if they moved the garage back they would be improving the existing nonconformity and it would be easier to consider for approval. A brief discussion ensued over the neighborhood and the amount of garages close the road. Joe DePaul suggested the applicants continue the application until next month to explore their options and costs with moving the garage further back from the road. John McCartney made a motion to continue Application # 40-18, July 2nd, approved 4-0. Application continued.

Vinny Mancuso made a motion to adjourn the meeting at 7:29 pm, July 2nd, approved 4-0.