

**New Fairfield Zoning Board of Appeals  
New Fairfield Connecticut 06812  
MINUTES  
Meeting  
September 12, 2012**

The New Fairfield Zoning Board of Appeals (ZBA), held a public hearing followed by a business session at 7:00 pm. on Wednesday, September 12, 2012, in the New Fairfield Community Room located at 33 Route 37. Secretary Laurie Busse took the minutes.

ZBA members in attendance: Joe DePaul, Chairman, John Apple, Vice Chairman, and Jack Michinko

ZBA members absent: Vinny Mancuso, Peter Hearty, and Alternate John McKee

Town Officials in attendance: Maria Horowitz, CZEO

Chairman Joe DePaul called the meeting to order at 7:10 pm, stating a fourth member was expected to attend and since the opening of the meeting can take a few minutes he will go through the opening procedures while waiting for the fourth member to arrive. Joe DePaul introduced the Board members, and explained the meeting process and voting procedures of a 4 member Board. Joe DePaul gave the definition of a recusal.

Secretary Laurie Busse read the proposed Agenda. Joe DePaul asked if there were any additions or corrections to the Agenda—None Heard. John Apple made a motion to adopt the Agenda as read, duly 2nd, approved 3-0. Secretary Laurie Busse read the Call of the Meeting.

Joe DePaul stated that by state statute there must be four Board members present to vote on a variance and we will wait a few more minutes until 7:30pm for the fourth Board member to arrive.

**Continued Application # 22-12:** Philip Kraska, 34 Windmill Road, for variances to zoning regulations for the purpose of legalizing a 2<sup>nd</sup> story garage addition on a previously approved Variance.

No one was present to represent this application. The secretary stated she did not receive any correspondence from Mr. Kraska or his agent, Peter Young indicating they would not be attending tonight's meeting. Discussion followed, last month the agent Peter Young signed a 35 day extension form and this should be sufficient to continue to the October 18 meeting. No further action was taken by the Board.

**Continued Application # 24-12:** Anthony and Cindy Perri, 2 Perri Hill Drive, for variances to zoning regulations for the purpose of legalizing and extending a deck.

Mr. Perri was present. The Board discussed last month Mr. Perri signed a 35 day extension form and this should be sufficient to continue to the October 18 meeting. No further action was taken by the Board.

**Application # 25-12:** Vjoica & Ilmih Kurti, 51 Ball Pond Road East, for variances to zoning regulations for the purpose of constructing a 2<sup>nd</sup> story addition.

The application was unopened. No action was taken by the Board.

**Application # 26-12:** Camille Casaretti and Jeffrey Feola, 19 Lavelle Avenue, for variances to zoning regulations for the purpose of enlarging an enclosed porch and relocating the stairs.

The application was unopened. No action was taken by the Board.

**Application # 27-12:** Anthony J. Rippo, 36 Indian Trail for variances to zoning regulations for the purpose of constructing a shed.

This application was unopened. No action was taken by the Board.

John Apple made a motion to go into the Business Session, July 2<sup>nd</sup>, approved 5-0.

**Minutes:** Joe DePaul made a motion to approve the Minutes to the August 16, 2012 meeting as presented, July 2<sup>nd</sup>, approved 3-0. John Apple made a motion to approve the Revised Minutes to the July 19, 2012 meeting as presented, July 2<sup>nd</sup>, approved 3-0.

Joe DePaul explained that it appears the fourth member was not going to show up and therefore a voting quorum for the purpose of granting variances could not be obtained. All applications will be heard at the October 18, 2012 meeting.

John Apple made a motion to adjourn the meeting at 7:38pm, July 2<sup>nd</sup>, approved 3-0.