

New Fairfield Zoning Board of Appeals
New Fairfield Connecticut 06812
MINUTES
Meeting
January 20, 2011

The New Fairfield Zoning Board of Appeals held a public hearing followed by a business session at 7:00 pm on Thursday, January 20, 2011, in the New Fairfield Library Community Room. Secretary Laurie Busse took the minutes.

ZBA members in attendance: Joe DePaul, Chairman, John Apple, Vice Chairman, Jack Michinko, Peter Hearty, and Vinny Mancuso

ZBA members absent: None

Town Officials in attendance: None

Chairman Joe DePaul called the meeting to order at 7:00 pm introduced the Board members and explained the meeting process and voting procedures. Joe DePaul gave the definition of a recusal.

Secretary Laurie Busse read the proposed agenda. Joe DePaul made a motion to add Executive Session to discuss Legal Proceedings onto the Agenda, duly 2nd, approved unanimously. Secretary Laurie Busse read the Call of the Meeting.

Application # 01-11: Kerry Dodge, 16 Crestway Road, for variances to zoning regulations for the purpose of extending the deck, constructing a kitchen addition, a basement garage, and a 2nd story addition.

John Apple made a motion to bring Application # 01-11 to the floor, duly 2nd, approved 5-0.

Kerry Dodge and his architect Philip Herzegovitch approached the Board and explained their plans. The property is about 1/3 of an acre. It is on a corner lot and is considered to have 2 front yards on Crestway Rd. and Millway. The additions will not go past the existing Crestway Rd. front setback of 24.7' and the Crestway Rd. side setback of 13.8'. The Millway setbacks will remain unaffected. The existing house is approximately 800sqft. and with the additions the home will be approximately 1400sqft. Discussion followed on prior Variance # 67-84 which gives the existing Crestway Rd side setback a Variance to 15'. The Minutes from that meeting, dated January 16, 1985, indicate the applicant submitted an A-2 Survey showing the existing location of the house to be 13.8' away from the side setback and it would be difficult for the Board to have granted a Variance to 15'. A power point presentation (ppt) was shown. The 2nd story addition will go above only a portion of the house and will not go past the existing roofline. This will not block views. The Board continued to discuss Variance # 67-84 and the existing side setback. Chairman Joe DePaul stated he would like to consult legal counsel before moving forward with the application.

Peter Hearty made a motion to continue the application to the February 17, 2011 meeting, duly 2nd, approved 5-0.

Minutes: Vinny Mancuso made a motion to enter the business session, July 2nd, approved 5-0. Peter Hearty made a motion to adopt the Minutes as amended, July 2nd, approved 5-0. Peter Hearty made a motion to end the business session July 2nd, approved 5-0.

Joe DePaul made a motion to take a 5 minute break. July 2nd, approved 5-0. Vinny Mancuso made a motion to end the regular meeting at 7:45pm. July 2nd, approved 5-0

Executive Session: At 7:45pm Joe DePaul made a motion to enter the Executive Session July 2nd, approved 5-0. The Board discussed current legal matters and proceedings. At 8:10pm Joe DePaul made a motion to exit the Executive Session July 2nd, approved 5-0.

Peter Hearty made a motion to adjourn the meeting at 8:15 pm, July 2nd, approved 5-0.