

TOWN OF WESTON, CONNECTICUT
ZONING BOARD OF APPEALS HEARING VIA ZOOM

January 23, 2023

MINUTES

Present: Board Members: Chairman, Ilene Richardson, Vice-Chairman, Don Scarborough, Macleod Snaith and Alternates, John Moran and James Low
Also: Tracy Kulikowski, Land Use Director,

Chairman Richardson opened the Hearing at 7:30 p.m. and Ms. Kulikowski read the Legal Notice into the record.

DISCUSSION/DECISION: 190 WESTON ROAD, OWNER, WESTON SHOPPING CENTER ASSOCIATES, LLC, APPLICANT, WESTON AUTOMOTIVE LLC, Map 22 Block 4 Lot 36, Certificate of Local Approval of Proposed Location for State of Connecticut Department of Motor Vehicles for General Repairer License for Weston Automotive LLC

Tom Kelley, applicant, came forward and explained that he just signed a 5 year lease and intends to be there for a while. He noted he is a local builder and had been going to the service station for number of years and noticed that as of recent, it wasn't managed well. He approached the owner who explained that he was having a difficult time financially, so they struck a deal and he purchased the equipment and lease in the new name, Weston Automotive LLC. Mr. Snaith inquired on whether there would be sufficient parking for vehicles waiting for work and Mr. Kelley stated that most of their work is day work, brakes, oil changes, etc. and nothing that would take that amount of time. He further noted that he is trying to buy another station in the area, like a "sister station" for that reason to do heavier work like transmissions that takes longer. Ms. Kulikowski noted that they have never had a complaint to Zoning for any reason. Mr. Scarborough stated that he has been going there for the past 3 years and has been very pleased with the service.

DISCUSSION/DECISION: 153 VALLEY FORGE ROAD, OWNER, 9 TIFFANY LANE LLC, MAP 17 BLOCK 3 LOT 17, Variance to Section 374 to construct two (2) dormers and a raised roof on the pre-existing nonconforming house, located 11 feet from the front property line.

The owner explained that this is a very old house and they have to raise part of the porch roof on one side to allow for head space to bring up to code. He noted that from the first floor to the second entry way, it is very old and not up to current code. He also explained that there will be no floor area increase, just volume for head room by lifting up one foot on dormers so the bathroom can fit in with head clearance. He also noted that the dormers are already there, they are just raising it slightly. Discussion ensued.

Mr. Snaith questioned the hardship, and stated that he doesn't have a problem with the main stairs as it is a safety issue, but has about the other dormers, even though it is a minimal increase. Mr. Low stated that he agrees with Mr. Snaith and that there are two things to consider and questioned whether there was any other possibility to fit bathroom in without having to get a

variance. The owner noted that there is already a bathroom there, but they would prefer to bring it up to code and any other option would still require a variance. Discussion continued.

Hearing no further discussion, Mr. Snaith made a motion to close the Public Hearing and Mr. Low seconded. All in favor, the Public Hearing closed at 8:10 p.m.

DELIBERATIONS:

190 WESTON ROAD, WESTON AUTOMOTIVE LLC

Mr. Snaith stated that it is basically continuing the same operation, has no objections and sees no reason not to approve the location. Ms. Richardson concurred stating that there is no grounds to deny approval.

MOTION:

Mr. Scarborough made a motion to approve the application for Weston Automotive LLC for the proposed location for the DEP Location Application for General Repair. Ms. Richardson seconded. All in favor, the motion carried (5-0).

153 VALLEY FORGE ROAD, 9 TIFFANY LANE LLC

Mr. Snaith stated that he has no problem with the main staircase with the entry stair, it's a safety issue and thinks that it is ok. He does have a problem with the dormer even though it is only 7 inches because, unfortunately, the Board has been hampered by State Court decisions. He also noted that he would also like to see better drawings before he could approve anything. Mr. Low commented that he was not positive about the proposal because he thought they wanted to raise to dormer just to match and wondered if they could approve one and not the other. Ms. Richardson commented that it wasn't clear on the drawings presented that the bathroom was the reason for the other dormer being raised. Mr. Moran stated that he thought they could be separate issues and Ms. Richardson suggested they vote on one part and ask for a continuance for the other.

MOTION:

Mr. Snaith made a motion to approve the variance for the proposed raised roof for the staircase portion based on the hardship of safety issues related to the staircase and Mr. Scarborough seconded. All in favor, the motion carried (5-0).

Mr. Snaith stated that he does not see a hardship for the 3rd floor dormers but as a courtesy, the Board will continue discussion to the next meeting for the applicant to provide more information.

Continue to next month meeting for additional information.

ELECTION OF OFFICERS

Mr. Moran nominated Ms. Richardson for Chairman and Mr. Low seconded. All in favor, the motion carried (5-0).

Ms. Richardson nominated Mr. Scarborough for Vice-Chairman and Mr. Snaith seconded. All in favor, the motion carried (5-0).

APPROVAL OF MINUTES

Ms. Richardson made a motion to add the approval of the Minutes to the Agenda and Mr. Snaith seconded. All in favor, the motion carried (5-0).

Mr. Scarborough made a motion to approve the Minutes from September 27, 2022 and Ms. Richardson seconded. All in favor, the motion carried (5-0).

MOTION TO ADJOURN

Mr. Moran made a motion to adjourn and Mr. Low seconded. All in favor, the meeting adjourned at 8:45 p.m.

Respectfully submitted,

Delana Lustberg
Board Secretary

Date Approved: