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Ilene Richardson, Chairperson
Jim Low, Vice Chairperson
Dan Gilbert, Member
John Moran, Member
W. Macleod Snaith, Member
Richard Wolf, Alternate

Zoning Board of Appeals

Regula Meeting
Tuesday, February 27, 2024 via Zoom

MINUTES

In attendance: Chairperson Ilene Richardson, Vice Chairperson Jim Low*, Members Dan Gilbert, Macleod Snaith, Alternate Richard Wolf, and Land User Director Richelle Hodza.

Absent: Member John Moran.

1. Call to Order, roll call, seating of alternates

The meeting was called to order by Land Use Director Richelle Hodza at 7:31 p.m.
Mr. Wolf was seated for John Moran.

2. Consideration of minutes of previous meeting, January 23, 2024

Chairperson Richardson sought motion to accept the Minutes with the correction of adding the list of members in attendance omitted in the Minutes namely Chairperson Ilene Richardson, Vice Chairperson Jim Low, Members Dan Gilbert, Macleod Snaith and Alternate Richard Wolf. Mr. Gilbert made said motion, Mr. Snaith seconded. All four members present were in favor (Mr. Low was not present at that moment). The motion carried 4-0-0

3. Continuation of public hearing

20 Old Kings Highway | Application for Variances | Glenn Major, Attorney-at-Law for Craig L. Cohen, Owner/Applicant | Relief from §321.6 which sets the minimum side yard setback at 30 feet and from §374 which prohibits certain increases to any non-conforming feature or structure.

Mr. Low was not present at the beginning of the hearing [Mr. Low joined the meeting at 7:41 p. m.]. Ms. Hodza explained to the board and applicant that there are two options to take: the applicant can approve deliberation with only four members or continue deliberations until the next meeting with a full panel of five members. Ms. Hodza suggested continuing with meeting and closing public hearing and being able to do the deliberation next meeting. In this case Mr. Low would then review the recording and be able to participate in the deliberation next meeting.

Mr. Cohen mentioned that the plans were redone so there is no increase in square footage within the setback. Mr. Cohen wants to only raise the roofline to match the height of the existing roofline. Footprint will not be changed, only the height on one side and have an interior doorway and staircase to access the storage area in the attic.

Jane Stoney, Architect, was present in the meeting. She said she redesigned the plans in order to minimize any increases but still have access to the existing storage in the attic.

Mr. Snaith mentioned that by law, raising the height of the roofline increases the non-conformity.

Mr. Gilbert made a comment that by having the existing pull out ladder as the only access to the attic and not having the proposed doorway available, as the family age, part of the house would become dormant.

Hearing no further questions from the commissioners and finding no public wishing to comment, Ms. Richardson sought a motion to close public hearing and have deliberation at the next regular meeting. Mr. Gilbert made said motion and Mr. Wolf seconded. All five members present were in favor. The motion carried 5-0-0

4. Report of completion of commissioner training per [Sec. 8-4c](#). Weston's Zoning Board of Appeals' statement of compliance due to Connecticut Office of Policy Management by or before March 1, 2024
Training is most readily available through the University of Connecticut's College of Agriculture, Health, and Natural Resources, Center for Land Use Education and Research (UCONN CLEAR) at the following link. All commissioners are encouraged to complete the self-study online courses called "[Basic Training](#)" and "[Advanced Training](#)." <https://clear.uconn.edu/training/land-use-commissioner-training/#:~:text=As%20of%20January%201%2C%202023>. Completion of these two courses satisfies the statutory requirements for two years.

Ms. Hodza clarified that she needs to present the statement to Board of Selectman, not to the Connecticut Office of Policy and Management.

5. General discussion of administrative and procedural questions, comments, and clarification

There were no question nor comments.

6. Adjournment

The meeting was adjourned at 8:26 p.m.

Respectfully submitted,

Patricia D. Manea – Board Clerk

[Next regular meeting March 26, 2024 via Zoom at 7:30 p.m.]