

TOWN OF WESTON, CONNECTICUT
ZONING BOARD OF APPEALS HEARING

May 26, 2020

MINUTES

Present: Board Members: Chairman, Macleod Snaith, Vice-Chairman, Bob Machson, Don Scarborough, Dan Gilbert, Ilene Richardson and Alternates, John Moran, James Low and Megan Loucas

Also: Tracy Kulikowski, Land Use Director, John Conte, Town Engineer

Chairman Snaith opened the hearing at 7:35 p.m. and the Board Secretary read the legal notice into the record.

4 DAVIS HILL ROAD, owner, ANNETTE WENZEL, Map 19, Block 3, Lot 31. In accordance with Connecticut General Statutes, Section 48-24, the Connecticut Department of Transportation requests a Variance to Section 321.4 of the Zoning Regulations to acquire approximately 1,166 square feet of land from the existing nonconforming 1.671 acre residential lot in connection with repair, maintenance and preservation work on the Town's Davis Hill Road Bridge. The lot's size would be reduced to 1.644 acres. The bridge work is considered a DOT Preservation Project and funded under the Federal Local Bridge Program.

Dennis McDonald from the CT Department of Transportation explained that the State would need to take some of the property for bridge maintenance for now and in the future. Mr. Snaith questioned why they were going out 15 feet for paving and the homeowner also stated that she would like to understand why and what they would like to take.

Mr. McDonald showed the existing right of way that was built in 1980 when the Town acquired a portion of the property for the bridge project. He explained that for some reason, they did not acquire the portion that was going to be needed for maintenance in the future. Discussion ensued.

Ms. Wenzel stated that she is really worried more about the trees, if they can come to an agreement about how much land is taken. Ms. Richardson stated concern as well about clearer signage that protects the owner's driveway and privacy. She noted it will be difficult to understand that it is a driveway and not a road. Discussion continued.

Following discussion, Mr. Machson noted that the alternative to this proposal is the State is entitled to take the entire property if the Board were to deny the variance request. Mr. Gilbert stated that he would like to have more information.

Mr. Snaith concurred and suggested that the best way to approach this would be to continue the meeting and for the applicant to withdraw without prejudice and reapply with additional information now that the DOT understands the concerns of the homeowner. Mr. Machson seconded the motion. All in favor, the motion carried (5-0).

MOTION TO CONTINUE:

Mr. Snaith made a motion to continue the meeting with understanding that the DOT will withdraw the application without prejudice and reapply. . Mr.Machson seconded the motion. All in favor, the motion carried (5-0).

APPROVAL OF MINUTES

Mr. Gilbert made a motion to approve the Minutes from January 28, 2020 and Mr. Machson seconded. All in favor, the motion carried (5-0).

MOTION TO ADJOURN

Mr. Scarborough made a motion to adjourn the meeting and Mr. Snaith seconded. All in favor, the meeting adjourned at 9:30 p.m.

Respectfully submitted,

Delana Lustberg
Board Secretary

Date Approved: