

THESE MINUTES ARE SUBJECT TO APPROVAL AT THE NEXT ZBA MEETING

TOWN OF CHESTER, CONNECTICUT
ZONING BOARD OF APPEALS
REGULAR MEETING
Monday, June 21, 2021
ZOOM Meeting

CALL TO ORDER

Chairman Blair called the meeting to order at 7:06 p.m. In attendance included: Bob Blair, Chairman, John DeLaura, Vic Fetter (alt seated for Erik Anderson), and Mike Peck. Also in attendance were Paul Sinusas and Rebecca Sinusas.

APPROVAL OF MINUTES

Mike Peck made a motion to approve the minutes from the May 17, 2021 ZBA meeting as presented. Vic Fetter seconded the motion. The motion passed with John DeLaura abstaining from the vote.

John DeLaura made a motion to amend the order of the agenda and move item 5 “Application for Variance - 16 Railroad Ave. – Section 60B, Required Characteristics – Side & Rear Setbacks” in front of item 4 “Application for Variance – 23 Old Depot Road – Bridget Chase/Jason Holtzman, Holtzman Design LLC, Agent – Variance of Section 60B – Required Characteristics, Side Lot Setback. Mike Peck seconded the motion. The motion passed unanimously.

NEW BUSINESS – Public Hearings

Application for Variance: 16 Railroad Ave. – Section 60B, Required Characteristics – Side & Rear Setbacks Open Public Hearing)

The Public Hearing on the above referenced variance was opened at 7:11 p.m.

A copy of the ZBA Application, submitted by Paul and Rebecca Sinusas, was included in the Board’s packet and discussed. The application was also “screen shared”. The applicants reported that their plan is to build a 1.5 story, 18x20’ post and beam structure (note that this proposed “barn” would not house livestock but would be used for storage purposes). Their proposal requires a variance to Section 60B Required Characteristics; i.e. side and rear setback. Four letters of support from neighboring property owners were received and included in the application.

The hardship presented is due to the shape of the land in the southwest corner of the property. Placing the proposed structure in an alternative location would impact the septic system and leeching field as well as a large Sycamore tree on the property. In addition, the proposed site has an existing stone pad (the applicants were not aware of when a structure was on this stone pad).

The floor was opened for ZBA member comments.

John DeLaura requested that a more accurate sketch be provided to include the dimensions of the structure and the distance to the closest property line (rear and side).

Vic Fetter commented that there appears to be an alternate site on the property for the structure. Mr. Sinusas responded that the site in question is where the water line comes on to the property; in addition, this area is wet and low lying. It was requested that this information be added to the application.

John DeLaura made a motion to continue the Public Hearing on Application for Variance: 16 Railroad Ave. – Section 60B, Required Characteristics – Side & Rear Setbacks at the July 26, 2021 ZBA meeting. Vic Fetter seconded the motion. The motion passed unanimously.

OLD BUSINESS

Application for Variance – 23 Old Depot Road – Bridget Chase/Jason Holtzman, Holtzman Design LLC, Agent – Variance of Section 60B – Required Characteristics, Side Lot Setback –

No representative for the above referenced application for Variance was in attendance at this evening's meeting.

Vic Fetter made a motion to deny without prejudice the Application for Variance – 23 Old Depot Road – Bridget Chase/Jason Holtzman, Holtzman Design LLC, Agent – Variance of Section 60B – Required Characteristics, Side Lot Setback. Bob Blair seconded the motion. The motion passed with Mike Peck voting “nay”.

Review Decisions on Public Hearing Proceedings – No Report.

Receipt of New Applications – None.

OTHER BUSINESS

Board members discussed the need for the review of applications for completeness prior to their being received by the ZBA. The lack of an on-site ZEO and the potential for an ombudsman and/or handbook to facilitate the Land Use processes may be discussed at a future ZBA meeting.

ADJOURNMENT

John DeLaura made a motion to adjourn the meeting at 7:45 p.m. Vic Fetter seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Suzanne Helchowski
Clerk