

THESE MINUTES ARE SUBJECT TO APPROVAL AT THE NEXT ZBA MEETING

TOWN OF CHESTER, CONNECTICUT  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
Monday, July 19, 2021  
Via ZOOM

CALL TO ORDER

Chairman Blair called the meeting to order at 7:02 p.m. In attendance included Chairman Blair, John DeLaura, Mike Peck, Eric Anderson, Bettie Perreault, and Paul and Rebecca Sinusas.

APPROVAL OF MINUTES

John DeLaura made a motion to approve the minutes from the 6/21/21 ZBA meeting, as presented. Mike Peck seconded the motion. The motion passed unanimously.

OLD BUSINESS

Application for Variance: 16 Railroad Avenue – Section 60-B, Required Characteristics – Side and Rear Setback (Hearing Continued from June 2021)

As requested at the 6/21/21 ZBA meeting, additional information; i.e. updated sketch of proposed barn, including dimensions of the structure and distance to closest property line, updated site plan indicating water main, septic system and setbacks, location of stone pad and photos, was submitted by the applicant and “screen shared” during the meeting. In addition the location of the large Sycamore tree was also provided. This information was also forwarded to ZBA members prior to the meeting.

The photos submitted picture the wet and low lying areas of the property. Mr. Sinusas reported that it takes significant time for water to drain in these areas; especially in the spring and in the event of heavy rainfall.

As previously reported, letters of support from neighboring properties, including abutters, were received. No letters in opposition to the proposal were received.

The floor was opened to Board members for questions/comments to applicants.

John DeLaura reported that the entire front area appears to be a high water table with poorly drained soil. It was unknown if this area is a delineated wetland. Mr. Sinusas reported that when the water drains, it drains to the east and that the property slopes towards the east as well.

John DeLaura made a motion to close the public portion of the Public Hearing at 7:19 p.m. and move into the Deliberation portion of the meeting.

REVIEW AND DECISIONS ON PUBLIC HEARING PROCEEDINGS

Deliberation

Bob Blair commented that a hardship exists due to the drainage conditions on the property, odd shape of the property. He supports the request for a variance.

Mike Peck and Eric Anderson spoke in support of the application.

John DeLaura reported that the location of the sanitary system restricts where the structure can be placed. He also commented that the root system of the Sycamore tree should not be compromised. He supported the application.

John DeLaura made a motion to close deliberations at 7:24 p.m. Eric Anderson seconded the motion. The motion passed unanimously.

Public Hearing portion of the meeting resumed at 7:25 p.m.

John DeLaura made a motion to approve the application for Variance at 16 Railroad Avenue, Section 60-B, Required Characteristics – Side and Rear Setback as indicated on the site plan, 9 ft. to the west and 18.64 ft. to the south line for a 28 x 20 barn. The hardship is the high water table in the front yard, the specimen trees located on the property and the location of the sanitary system. Eric Anderson seconded the motion. The motion passed unanimously.

NEW BUSINESS – None.

RECEIPT OF NEW APPLICATIONS – None.

OTHER BUSINESS

Bob Blair reported that the changes to Zoning Regulations relative to Accessory Buildings may eliminate some ZBA requests.

ADJOURNMENT

John DeLaura made a motion to adjourn the meeting at 7:29 p.m. Eric Anderson seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Suzanne Helchowski  
Clerk