

THESE MINUTES ARE SUBJECT TO APPROVAL AT THE NEXT ZBA MEETING

TOWN OF CHESTER, CONNECTICUT  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
Monday, September 19, 2022  
Chester Town Hall Meeting Room and via ZOOM

CALL TO ORDER

Chairman Blair called the meeting to order at 7:03 p.m. In attendance included: Bob Blair, Chairman, Erik Anderson, Alex Stein (seated for John DeLaura), Vic Fetter, John Guskowski, Zoning Compliance Officer. Also in attendance included Keith & Dana Norbert, Ronald Trapani, Lisa Fortier (represented by Becky Ficaro).

PUBLIC HEARING

Application for Variance: Request for Variance to Sections 40C & 60B of Chester Zoning Regulations (setbacks) at 49 Straits Road. Applicant Keith & Dana Norbert

Mr. Norbert outlined the proposed project and reported that they are requesting a variance to allow them to build an addition onto their home for their elderly parents. The property is an unusual shape (bowtie) and all sides of the house are close to the property line. The location of the well, septic and proposed addition was included on the documents provided. Mr. Norbert was available to address comments/questions posed by Board members.

The Board commented that additional data is needed to establish a hardship. The Board requested that the applicant provide topographical maps, photographs and measurements from the house to the well, septic and leeching fields, ledge and driveway.

Note that neighbors (one neighbor was in attendance) have been notified of the application and have no objections to the proposal.

Alex Stein made a motion to table the application until the next ZBA meeting. Erik Anderson seconded the motion. The motion passed unanimously.

Application for Variance: Request for Variance to Section 60B of Chester Zoning Regulations (setbacks) at 3 Brookside Road. Applicant Becky Ficaro

Ms. Ficaro, architect, reported that the home is in a 2-acre zone but it is only a ¼ acre lot. The consensus was that this property is mis-zoned. Mr. Guskowski reported that it is highly unlikely that P&Z would re-zone the area. The buildable area is extremely small. Septic and leeching field locations were noted on the documents. Neighboring property owners were notified of the request for a variance and no letters were received in support of or in opposition to the project.

Clarification on the nature of the hardship was requested by the Board. The applicant will come back with more information and a proposal that would bring the project “more” into compliance with zoning and include an attempt to build in the “buildable envelope”.

Alex Stein made a motion to table the application until the next meeting. Erik Anderson seconded the motion. The motion passed unanimously.

APPROVAL OF MINUTES

Alex Stein made a motion to approve the minutes from the 5/16/22 meeting as presented. Bob Blair seconded the motion. The motion passed with Vic Fetter and Erik Anderson abstaining from the vote.

REVIEW AND DECISIONS ON PUBLIC HEARING PROCEEDINGS

Request for Variance to Sections 40C & 60B of Chester Zoning Regulations (setbacks) at 49 Straits Road. Applicant Keith & Dana Norbert – no action.

Request for Variance to Section 60B of Chester Zoning Regulations (setbacks) at 3 Brookside Road. Applicant Becky Ficaro – no action

NEW BUSINESS – None.

OTHER BUSINESS – None.

ADJOURNMENT

Alex Stein made a motion to adjourn the meeting at 8:09 p.m. Erick Anderson seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Suzanne Helchowski  
Clerk