

THESE MNUTES ARE SUBJECT TO APPROVAL AT THE NEXT ZBA MEETING

TOWN OF CHESTER, CONNECTICUT  
ZONING BOARD OF APPEALS  
Regular Meeting  
Monday, October 17, 2022  
Chester Town Hall Meeting Room and via ZOOM

CALL TO ORDER

Chairman Blair called the meeting to order at 7:07 p.m. In attendance included: Bob Blair, Erik Anderson (via ZOOM), Vic Fetter, Michael Peck, and Alex Stein, seated for John DeLaura. Also in attendance: Ronald Trapani (via ZOOM), Lisa Fortier (represented by Becky Ficaro), Keith Norbert, and Dana Norbert.

PUBLIC HEARING ON APPLICATION

Request for Variance to Sections 40C & 60B of the Chester Zoning Regulations (setbacks) at 49 Straits Road. Applicant: Keith & Dana Norbert (continued from 9/19/22).

Note that Board member Michael Peck is in attendance at the meeting. This board member was not present at the 9/19/22 meeting. The applicants have agreed to open the Public Hearing on their request for a variance at this evening's meeting. This will permit Mike Peck to vote on the variance request.

Alex Stein made a motion to open the Public Hearing for 49 Straits Road at 7:12 p.m. Vic Fetter seconded the motion. The motion passed unanimously.

As requested, additional information was provided by the applicant including the location of the driveway, photos and topographical maps. The topographical maps provided clearly indicate the difficult terrain surrounding the house. The terrain is rock/ledge and with the exception of the west side of the house, the property slopes away from the structure. The septic system is original to the house (1983). The project does not include an additional bathroom.

Mr. Norbert outlined the project and reported that they are requesting a variance to allow them to build an addition onto the west side of their house for their elderly parents.

Board members reviewed the additional documentation provided and the Norberts were available to address comments/questions posed by Board members.

As requested, neighboring property owners were notified via Certified Mail of the request for a variance and have registered no objections. Mr. Norbert reported that neighbors have verbally supported their project.

Alex Stein made a motion to close the Public Hearing at 7:25 p.m. and go into Executive Session to deliberate on the request for variance. Mike Peck seconded the motion. The motion passed unanimously.

Regular Session resumed at 7:28 p.m.

DECISION

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

Alex Stein made a motion to approve the Variance based on the topography (sub-surface ledge) of the lot, the location of the existing driveway and septic system and the shape of the lot. These conditions create a hardship for the owner. Erik Anderson seconded the motion. The motion passed unanimously.

PUBLIC HEARING ON APPLICATION

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

Note that Board member Michael Peck is in attendance at the meeting. This board member was not present at the 9/19/22 meeting. The applicant has agreed to open the Public Hearing on the request for variances at this evening's meeting. This will permit Mike Peck to vote on the variance request.

Alex Stein made a motion to open the Public Hearing for 3 Brookside Road at 7:31 p.m. Mike Peck seconded the motion. The motion passed unanimously.

The following email/letters of support were received:

"My name is Jennifer Just at 5 Brookside Rd. I am in favor of Ron and Lisa adding on to their home. There is no reason I would be against it. Sorry for the late notice. 8608365861 if you need to reach me. Thank you".

"Dear Mr. Guskowski, We are happy to support the zoning variance for our neighbors Ron Trapani and Lisa Fortier at 3 Brookside Lane, Chester. Our neighborhood is mostly composed of small lots and we are glad to see improvements made to houses here and we expect it to improve the character of the area. Sincerely, Tim and Susan Morse, 7 Bailey Road, Chester".

"Dear Mr. Guskowski, We are writing this letter in support of Ron Trapani's addition to their home located at 3 Brookside Road. We are in support of the addition; adding value to their home and neighborhood. We do not feel that the addition will deter or under value any of the properties. We give our consent to move forward with the addition. Sincerely, Steven and Kathy Merola, 3 Bishop Road, Chester".

Becky Ficaro, architect, reported that the home is in a 2-acre zone but is only a ¼ acre lot. This leaves a small area that is buildable. The house was built in 1947 (pre-zoning) (the garage was added in the 1990s; it is unknown if a variance was required/obtained for the garage addition {Land Use files show no documentation relative to the garage}) and the proposed project includes moving the washer and dryer, constructing a master bedroom and master bath that will make the house more accessible.

The prior septic system included a dry well and was located 6 feet from the house. The septic system was engineered and was replaced/installed last year. The septic plans were included in the documents provided to Board members. The septic system is designed for a 2 bedroom house. No additional bedrooms are included in the project (currently a 2 bedroom home).

Alex Stein made a motion to close the Public Hearing at 7:55 p.m. and go into Executive Session to deliberate on the request for variance. Vic Fetter seconded the motion. The motion passed unanimously.

Regular Session resumed at 7:56 p.m.

DECISION

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

Alex Stein made a motion to approve the Variance based on the hardship created by the imposition of 2 acre zoning on a .23 acre lot, the buildable envelope and the receipt of neighbor's letters of support. Vick Fetter seconded the motion. The motion passed unanimously.

APPROVAL OF MINUTES

Alex Stein made a motion to approve the minutes from the 9/19/22 meeting as presented. Vic Fetter seconded the motion. The motion passed with Mike Peck abstaining from the vote.

NEW BUSINESS – None.

OTHER BUSINESS – None.

ADJOURNMENT

Mike Peck made a motion to adjourn the meeting at 8:03 p.m. Vic Fetter seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Suzanne Helchowski  
Clerk