



ZONING BOARD OF APPEALS
Regular Monthly Meeting Minutes
July 1, 2014, 7:00 pm
Mallory Town Hall

FINAL

Commissioners present: Joseph Chiaramonte, Will Jones, Kathy Fazzino, Rick Hudson, and Alternate: Gary Smolen

Absent: Dale Baird, and Alternates: Samantha Addonizio and Lucy Pollack

Also in Attendance: Christine I. Branson, ZBA Administrative Clerk

Alternate Gary Smolen was Elevated to Voting status

Commissioners R. Hudson and W. Jones, who were not present at the original hearing held on May 6th, 2014, confirmed they read the Minutes, listened to the cd's from the meeting as well as visited the site in preparation to the continuation of Case 646 of tonight's meeting.

Call to Order:

Acting Chair, J. Chiaramonte Called the Meeting to Order at 7:08 p.m.

Business:

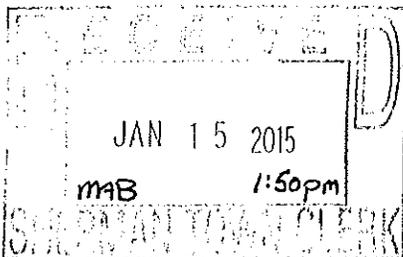
Continuation of Case: 646- - TLF Holdings, LLC- 159 & 161 Green Pond Road (aka. Map 068, Lot 066 & Map 064, Lot 033) - requesting variance of Section 321.4 and 332.3 (iii) to allow reconstruction of principal dwelling on slopes greater than 25%. Section 332.5 to allow reconstruction of dwelling, bridge as close as 10' to front line & Section 384 to allow reconstruction and expansion of non-conforming structure as indicated on an A-2 Survey Map entitled " Existing Conditions & [Proposed Construction] Zoning Location & Merger Map, prepared for TLF Holdings, LLC 161 Green Pond Road, Town of Sherman, County of Fairfield, State of Connecticut. Date: January 16, 2014, Sheet: ZL.2" Prepared by Arthur H. Howland & Associates, P.C. Revised 4-08-2014 Lot 18 Added (Proposed to be merged) Zone B

Agents, Mr. Paul Szymanski, of Arthur Howland & Associates and Erich Diller, of Evolve Design Group, LLC were in the audience. The plans show a reduction of non-conformity to the front yard setback. Merging the two lots as proposed by the applicant, would reduce non-conformity to the North side. The Board discussed the slope of the land with respect to the proposed re-build, having been advised by the Land Use Attorney that slope can be recognized as a hardship. Some members agreed the proposed re-build fit within the character of the neighborhood. However there was an objection regarding the size increase of the re-build occurring on a slope greater than 25%. The Board specified that a condition for granting the requested variances will the merging of the two lots.

W. Jones Moved to Approve Case: 646- TLF Holdings, LLC- 159 & 161 Green Pond Road (aka. Map 068, Lot 066 & Map 064, Lot 033)- granting variance of Section 321.4 and 332.3 (iii) to allow reconstruction of principal dwelling on slopes greater than 25%. Section 332.5 to allow reconstruction of dwelling, bridge as close as 10' to front line & Section 384 to allow reconstruction and expansion of non-conforming structure as indicated on an A-2 Survey Map entitled " Existing Conditions & [Proposed Construction] Zoning Location & Merger Map, prepared for TLF Holdings, LLC 161 Green Pond Road, Town of Sherman, County of Fairfield, State of Connecticut. Date: January 16, 2014, Sheet: ZL.2" Prepared by Arthur H. Howland & Associates, P.C. Revised 4-08-2014 Lot 18 Added Zone B, with conditions that the two lots are merged.

Seconded by: K. Fazzino

Vote: For: 4 Against: 1 (J. Chiaramonte)



Approval of Minutes:

Regular Monthly Meeting of May 6, 2014

G. Smolen Moved to Approve the Minutes of Regular Monthly Meeting
May 6, 2014 as Amended.

Seconded by: K Fazzone

Vote: For: Unanimous

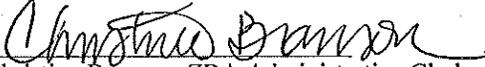
Adjournment:

G. Smolen Moved to Adjourn the Meeting at 7:55 p.m.

Seconded by: W. Jones

Vote: For: Unanimous

Respectfully submitted by:



Christine Branson, ZBA Administrative Clerk

July 8, 2014

* Approved with Amendments at the January 16, 2015 Meeting