

ZONING BOARD OF APPEALS
August 30, 2016
PUBLIC HEARING

Charles Marino called the meeting to order at 6:00 P.M. with the following in attendance:

Charles Marino, Chair	Sue Goggin, ZEO
Arlene Schwartz-Regan, Vice-Chair	Lori Rotella, Assistant ZEO
Basiliza MacCalmon, Secretary	Public - 2
Edward Rachuba	
Kimberly Kenneson - absent	
David Cronin, alternate - absent	

1. Charles Marino took attendance and noted there was not a quorum.

Charles Marino explained to the applicant that only 4 members of the board were present tonight. They would need a unanimous vote for an approval. The applicant can choose to stay tonight or come back next month to have their case heard. The applicant chose to stay tonight.

2. Approval of previous minutes and secretary will sign the minute book.

VOTED: 3-0-1 to approve the July 26, 2016 meeting minutes.

<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Charles Marion		Basiliza MacCalmon
Arlene Schwartz-Regan		
Ed Rachuba		

3. **6:00 P.M. PUBLIC HEARING APPEAL #1989** – Applicant will seek a variance of section 24.1, Schedule B, #5.2 of the Naugatuck Zoning Regulations for a rear yard setback, 64 Traceyann Court, Applicant: Steven Dube.

Charles Marino read the legal notice into the record which was published in the August 19, 2016 and August 26, 2016 editions of the Citizen's News. Charles verified the applicant paid his fees and had his certified mail receipts. Basiliza MacCalmon read Appeal #1989 and the certified mailing affidavit into the record. Steven Dube, 64 Traceyann Court explained that this is a four bedroom house with all four bedrooms on the second floor. The first floor has the kitchen, living room, bathroom and garage giving him only approximately 700 square feet of living space. Steve stated he has five grown children and the space is tight. He previously looked to convert the garage to a family room and then putting on an attached garage but the well is on that side of the house and he does not have enough space. He didn't believe he would have enough room for a detached garage either. Charles Marino asked for any public comment. Tammy Novack, 385 May Street, stated she owns a large piece of property, approximately 3 acres +/-, behind Steve and did not want the addition to affect her. Tammy noted that the notice was sent to her brother's house on Union City Road. Susan explained that is the address that we

have in our system. Susan showed Tammy on the map where the addition was proposed to go. She also explained that there is a 30 foot setback and Steve is requesting a 3.5 foot setback for a corner of the addition that goes beyond the setback. Steve Colville, New Milford, a friend of Tammy, asked how large Steve's property was. Steve replied that he has .34 acres. Ed Rachuba thought the property was bigger. He stated the property looks nice, everything is kept up and the back property line was all treed, the neighbor won't be able to see anything. Arlene Schwartz-Regan also stated that it was a nice area. She went with David Cronin to look at the site prior to the meeting.

VOTED: Unanimously on a motion by Edward Rachuba and seconded by Arlene Schwartz-Regan to **APPROVE** Appeal # 1989 for a 3.5 foot variance for an addition at 64 Traceyann Court.

4. There were no additional items added to the agenda.
5. **VOTED:** Unanimously on a motion by Ed Rachuba and seconded by Basiliza MacCalmon to **ADJOURN** the meeting at 6:14 P.M.

RESPECTFULLY SUBMITTED:

Arlene Schwartz-Regan, Secretary/lr