



# TOWN OF MIDDLEBURY

## *Zoning Board of Appeals*

### MINUTES

#### ZONING BOARD OF APPEALS MEETING

#### Wednesday, May 6, 2015 – 7:30 p.m.

#### Shepardson Community Center Room

**Present:** David G. Alley, Chairman  
Ken Long  
Ray Caruso  
Bill Bellotti

**Also Present:** Curtis Bosco, Zoning Enforcement Officer  
Rachel Primus, Recording Clerk

#### **Excused**

**Absent:** Brian Proulx  
Linda Herrmann, Alternate  
D.J. Mahoney, Alternate  
Bernie Evans, Alternate

#### **Call to Order with Pledge of Allegiance**

The meeting was called to order by David Alley at 7:30 p.m.

#### **Seating with Regular Members**

The regular members present were seated.

#### **Approval of April 1, 2015 Zoning Board of Appeals Meeting Minutes**

**VOTED:** Unanimously with a motion by Ken Long and seconded by Bill Bellotti to **APPROVE** the April 1, 2015 minutes as presented.

#### **Public Hearing**

**Appeal # 3168** – Jason R. and Jennie L. Kastelein seeking a variance from Section 11 of the Middlebury Zoning Regulations to enlarge a garage at 63 Atwood Street, Middlebury, CT that does not meet the minimum 25 foot sideline requirement and will exceed the 10% lot coverage. The applicants state that the Hardship is that the lot was created in 1947 and the Regulations hinder this small expansion of the existing home needed for growing family.

David Alley read Appeal #3168 into the record. Jason Kastelein reviewed the plans with the board. He noted there is an existing screen porch that will be removed in order to add a 25x35 addition. The addition will consist of a 2 car garage with a bedroom constructed above. He noted the addition will be 18.37 feet to the neighboring property line. Mr. Kastelein handed the certified

mailings into the record. All the members stated they reviewed the plans and visited the property. Ken Long asked if the existing deck would be removed because it was not hashed out on the submitted plans. Mr. Kastelein stated it would be removed, and a patio will most likely be put in after. There was no public comment.

**VOTED:** Unanimously on a motion by Ken Long and seconded by Ray Caruso to **CLOSE** the Public Hearing.

### **Discussion and Consideration**

**VOTED:** Unanimously on a motion by Ken Long and seconded by Bill Bellotti to **ACT** on Appeal #3168.

There was no discussion.

**VOTED:** Unanimously on a motion by Ken Long and seconded by Bill Bellotti to **APPROVE** Appeal #3168.

### **New Business**

None

### **New Applications**

None

### **Other Business**

David Alley noted at last month's meeting there was a discussion regarding the cost of the certified mailings and the fact that they had to be resent because of an error regarding the correct address and the cost incurred by the applicant. Mr. Alley asked the applicant for the receipts from the original mailing. He stated he could not guarantee to resolve the issue, but that he was going to look into getting reimbursement for the applicant. Bill Bellotti suggested writing a letter to the Selectman.

### **Correspondence**

None

### **Adjournment**

**VOTED:** Unanimously on a motion by Bill Bellotti and seconded by Ray Caruso to **ADJOURN** the meeting at 7:40 p.m.

These minutes are submitted subject to approval.

Respectfully submitted,

Rachel Primus

Recording Clerk

ZBA Members

CC: Town Clerk, Barbara Whitaker, Z.E.O.