Members Present: K. Gubner, A. Chiaramonte, J. Bonner, and Alternate: D. Raines

Members Absent: K. Fazzone, W. Jones, Alternates: S. Addonizio-Butts, and V. Gentile

Audience: D. Lowe, E. Diller, and R. Booth

Other: C. Branson, Administrative Clerk

Call to Order:  K. Gubner Called the Meeting to Order at 7:03pm. Alternate D. Raines was elevated to Voting Status in the absence of K. Fazzone

Continuation of Public Hearing I:

ZBA Case 697- 5 Gelston Road (M- 20, L-18) Patrick G. Dillett & Rachel D. Booth- Requesting Variance of Section 331.5 Minimum Setback Requirements, Front Yard Setback from 50’ to 23’ for construction of a second story dormer and screened porch with support post below. Also requesting a Variance of Section 384, Increase of Non-conformity, Other than Use; to construct a 2nd floor screened porch and additions within the footprint of the existing non-conforming dwelling; all in accordance with submitted building plans entitled “Dillett/Booth Residence, 5 Gelston Road, Schematic Plans”; prepared by Evolve Design Group, LLC Dated: 4-9-2019 and submitted A-2 survey entitled, “Zoning Location Map with proposed construction, prepared for Patrick G. Dillett & Rachel D. Booth, 5 Gelston Road, Town of Sherman, County of Fairfield, State of Connecticut.” Dated April 4, 2019 (Revised April 11, 2019). Prepared by Arthur H. Howland & Associates, P.C. Zone A.

Chair, K. Gubner opened the Public Hearing and reviewed the file contents. Clerk, C. Branson read the Legal warning into Record. The Legal warning was published in the Town Tribune on April 25th and again on May 2, 2019. Four property abutters were sent certified Notice on 4/24/2019. No correspondence was received. The applicant, R. Booth and her agent, E. Diller of Evolve Design Group were present to speak on behalf of the application. The file contained an application, an Agent Letter, and a hardship letter. Several photographs were submitted showing the topographical difficulties of the property. An A-2 survey was submitted showing the measurements of the proposed second floor screened porch and support post in relation to the front yard setback, and building plans were submitted. The applicants were invited to come forward to speak. Mr. Diller stated the entire dwelling is in a non-conforming location, being approximately 8’ off of the front property line. This is a modest 1,120 square foot dwelling, built in 1790 on 3.57 acres. The proposed modification is for a second story 9’ x 10’ screened in porch over top of an existing footprint and to modify the rear dormer ridge line of the roof along the rear of the house. The property has a large back yard with an abundance of rocky outcroppings. The homeowner’s intention for this modification is to retain the historical integrity of the home. This modification will not be noticeable from the front of the house. From the audience, First Selectman Lowe stated he also lives in a pre-existing non-conforming home, and feels the proposed modification is in keeping with the other homes in the area. There were no further questions of comments from the Board or applicants.

D. Raines Moved to close the Public Hearing for Case ZBA Case 697- 5 Gelston Road (M- 20, L-18) Patrick G. Dillett & Rachel D. Booth. Seconded by: J. Bonner Vote: For: Unanimous

Deliberation of Public Hearing I:

The Board discussed the proposed modification to the pre-existing, non-conforming historic home. The Board recognized the difficulties of the terrain as well as the proximity of the dwelling to the Front-yard setback. The consensus of the Board was that the proposed modification, while staying within the existing footprint was a reasonable request and in keeping with the other surrounding homes.
K. Gubner Moved to Approve ZBA Case 697- 5 Gelston Road (M- 20, L-18) Patrick G. Dillett & Rachel D. Booth- Variance of Section 331.5 Minimum Setback Requirements, Front Yard Setback from 50' to 23’ for construction of a second story dormer and screened porch with support post below. Variance of Section 384, Increase of Non-conformity, Other than Use; to construct a 2nd floor screened porch and additions within the footprint of the existing non-conforming dwelling; all in accordance with submitted building plans entitled “Dillett/Booth Residence, 5 Gelston Road, Schematic Plans”; prepared by Evolve Design Group, LLC Dated: 4-9-2019 and submitted A-2 survey entitled, “Zoning Location Map with proposed construction, prepared for Patrick G. Dillett & Rachel D. Booth, 5 Gelston Road, Town of Sherman, County of Fairfield, State of Connecticut.” Dated April 4, 2019 (Revised April 11, 2019). Prepared by Arthur H. Howland & Associates, P.C. Zone A.

Seconded by: A. Chiaramonte Vote: For: Unanimous

Approval of Minutes: Regular Monthly Meeting of April 2, 2019

J. Bonner Moved to Approve the Regular Monthly Meeting Minutes of April 2, 2019 as written.

Seconded by: A. Chiaramonte Vote: For: Unanimous

Adjournment:

K. Gubner Adjourned the Meeting at 8:46pm

Respectfully submitted by:

Christine Branson, Administrative Clerk
May 14, 2019