

**ZONING BOARD OF APPEALS**  
**WEDNESDAY, MAY 17, 2023**  
**TOWN HALL 7:00 P.M.**

Present: Chairman Thomas Rotondo, Peter Brazaitis IV, Tamara Barry, Theodore Root, Jr., Stephen Sheak,  
Alternate Member Lynne Steincamp, Alternate Member Pamela Root and Land Use Coordinator Polly Redmond  
Absent: Alternate Member Brooke Cheney

**PUBLIC HEARING**

**1. OPEN HEARING – ESTABLISH QUORUM.**

Chairman T. Rotondo called the hearing to order at 7:00 p.m. All regular members present are seated.

**2. ALTHEA STOWE – APPLICATION FOR A 15 FOOT FRONT YARD VARIANCE FROM SECTION 5 ZONING REGULATIONS DATED 8-26-2022 TO CONSTRUCT AN 18' X 24' DECK, 4 TIMBER LANE, LOCATED IN A LAKE HARWINTON ZONE. Correction: \*8' x 24'\***

LUC P. Redmond reads the call to hearing as published in the Republican American on May 5, 2023 and May 12, 2023. Ms. Stowe is present and provides proof of certified mailings to neighbors giving notice of this hearing. Plans by GM2 Associates, dated August 2012, revised 3/7/2013, is provided where Ms. Stowe has drawn in the location and size of the proposed deck. The proposed deck will be 8' x 24' and not 18' x 24' as noted in the agenda and legal notice. An existing smaller deck will be removed and replaced with a deck that will be 20 feet from the front yard property line. Lake Harwinton Association and Torrington Area Health District approvals have been received.

T. Root questions whether the proposed stairs of the deck will be enough room to meet the variance with Ms. Stowe replying, yes.

Chairman Rotondo opens the floor for public comment to which there is none.

**3. CONTINUE OR CLOSE HEARING.**

T. Root **motioned** to close the hearing at 7:10 p.m., seconded by P. Brazaitis. Motion passed unanimously.

**REGULAR MEETING**

**1. OPEN MEETING – ESTABLISH QUORUM.**

Chairman Rotondo called the meeting to order at 7:10 p.m. The same quorum exists.

**2. APPROVE MINUTES OF PREVIOUS MEETING: 4/19/2023**

T. Barry **motioned** to approve the minutes of the previous meeting, seconded by S. Sheak. Motion passed unanimously with P. Brazaitis refraining from vote due to his absence at the previous meeting.

**3. DISCUSSION/POSSIBLE DECISION – ALTHEA STOWE – APPLICATION FOR A 15 FOOT FRONT YARD VARIANCE FROM SECTION 5 ZONING REGULATIONS DATED 8-26-2022 TO CONSTRUCT AN 18' X 24' DECK, 4 TIMBER LANE, LOCATED IN A LAKE HARWINTON CHARTER ZONE.**

S. Sheak states that the deck doesn't appear to be going past the footprint of the house.

P. Brazaitis states that if this were a replacement of the smaller deck, it wouldn't be outside the setback and wouldn't be a discussion. He sees the larger deck as a want vs. a need and though a larger deck is nice, he is torn on where the hardship is.

T. Barry states that she believes the new deck is a reasonable use of the property and that it is a strangely shaped lot with no other logical place for a deck.

T. Root states he agrees with T. Barry.

S. Sheak states that, in practicality, the deck could be smaller but he is leaning towards being okay with the increased size since it wouldn't be going outside the footprint of the front of the house and it's only a deck, not a house addition.

T. Root **motioned** to grant the 15-foot front yard variance due to the hardship being the shape of the lot and the position of the house. T. Barry seconded the motion and it passed unanimously.

**4. CORRESPONDENCE.**

None.

**5. ANY OTHER BUSINESS.**

None.

**6. INVOICES.**

None.

**7. ADJOURN.**

T. Root **motioned** to adjourn the meeting at 7:15 p.m., seconded by P. Brazaitis. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator/ZBA Clerk

