MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, April 28, 2021 at 7:00 P. M. on the Zoom Website, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
Arthur Delmhorst, Secretary
Ken Rogozinski
Wayne Sullivan
John Vecchiolla
Frank Baratta

EXCUSED: Robert Nalewajek & James Ivester

The following appeals were heard:

APPEAL No. PLZE202000052

Appeal of Sherry L. Delany, 1 Meadow Wood Drive, Greenwich for a variances of required lot shape and frontage to permit a two lot subdivision located in the R-20 zone.

This appeal was withdrawn by the applicant.

APPEAL No. PLZE202000018

Appeal of Talking to the Trees, LLC, 50 Alpine Road, Greenwich alleging error in the Zoning Enforcement Officer’s determination regarding a proposed water fountain on a vacant lot located in the RA-2 zone.

It was unanimously RESOLVED that said appeal be denied on the following grounds:

After due consideration, the Board finds no error in the Zoning Enforcement Officer’s decision in considering the proposed water fountain is considered an accessory structure. Therefore, the requested appeal is denied.
APPEAL No. PLZE 2 02000018

Appeal of Talking to the Trees, LLC, 50 Alpine Road, Greenwich, requesting a variance of allowable use to permit an accessory structure on a lot without a primary structure located in the RA-2 zone.

It was unanimously RESOLVED that said appeal be granted, with conditions, on the following grounds:

After due consideration, the board finds there is hardship due to the practical difficulty of being required to construct a primary structure on a vacant lot in order to be permitted to construct an accessory structure. Therefore, the requested variance for allowable accessory structure without a primary structure is granted from section 6-147 (b) with the condition that a primary structure be constructed within 2 years if the lot is transferred to a non-participant in the LLC in any of the 4 lots.

The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

The date of these minutes and rendition date of said decisions is May 10, 2021.

The next regular meeting is scheduled to be heard on May 12, 2021.

Arthur Delmhorst, Secretary