

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, December 6, 2017 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: David Weisbrod, Chairman
Wayne Sullivan, Acting Secretary
Patricia Kirkpatrick
John Vecchiolla
Frank O'Connor

ABSENT: Lawrence Larson
Arthur Delmhorst

The following appeals were heard:

APPEAL No. PLZE201700617

Appeal of The St. Agnes Roman Catholic Church, 247 Stanwich Road, Greenwich for special exception approval to permit the construction of a new ground mounted solar array, new site lighting and the placement of a new generator at a Church property located in the RA-2 zone.

This Item was left open.

APPEAL No. PLZE201700634

Appeal of Kaity Liang Geren, 14 Hope Farm Road, Greenwich for a variance of allowable light intensity to permit the installation of tennis court lights at a property located in the RA-2 zone.

It was RESOLVED that said appeal be denied.

After due consideration, the Board found there was no hardship articulated to justify the requested variance of light intensity. Accordingly, the appeal is denied.

Mr. Sullivan made a motion to deny the variance which was seconded by Ms. Kirkpatrick. Messrs. Sullivan, Weisbrod, O'Connor and Ms. Kirkpatrick voted in favor of the motion. Mr. Vecchiolla voted against.

APPEAL No. PLZE201700647

Appeal of Robert & Judy Jamieson, Dominic & Jennifer Moross and Brian & Melissa Carroll, 204 Otter Rock Drive, Greenwich alleging error by the Planning and Zoning Commission in their decision of subdivision application PLPZ 2017 00415 regarding land in the RA-1 zone.

It was unanimously resolved that said appeal be continued at the applicant's request.

APPEAL No. PLZE201700649

Appeal of The Bell Haven Land Company, 204 Otter Rock Drive, Greenwich alleging error by the Planning and Zoning Commission in their decision of subdivision application PLPZ 2017 00415 regarding land in the RA-1 zone.

It was unanimously resolved that said appeal be continued at the applicant's request.

APPEAL No. PLZE201700650

Appeal of Coucheval, LLC, 9 Frost Road, Greenwich for variances of rear and side yard setbacks to permit the attachment of a detached garage to the dwelling on a property located in the RA-2 zone.

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

After due consideration, the Board finds there is hardship due to the location of the existing dwellings location which was constructed prior to Zoning, the existence of wetlands and the lot's topography. Therefore, the requested variances of rear and side yard setbacks is granted.

Mr. Vecchiolla made a motion to approve the variance which was seconded by Mr. Sullivan. Messrs. Sullivan, Weisbrod, O'Connor and Vecchiolla voted in favor of the motion. Ms. Kirkpatrick voted against.

APPEAL No. PLZE201700667

Appeal of Frank Carpenter Sr. and Diane Carpenteri, 31 Windy Knolls, Greenwich for a variance of front yard setback to permit the addition of a front entry porch on a dwelling located in the R-6 zone.

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

After due consideration, the Board finds there is hardship due to the existence of ledge on the property and the lot's topography. Therefore, the requested variance of front yard setbacks is granted.

John Vecchiolla recused himself for this appeal.

The date of these minutes and rendition date of said decisions is December 18, 2017.

The next regular meeting is scheduled to be heard on January 17, 2018.

Wayne Sullivan, Acting Secretary