

Zoning Board of Appeals

Minutes Summary, May 17, 2022

The following Zoning Board of Appeals (ZBA) members were present: Ackerman, Harris, Judd, Kuhn

Old Business:

The ZBA Minutes Summary of April 19, 2022, regarding Case 22-02, Thomas and Keri MacLean, 37 Hillside Terrace, Deep River, CT 06417, were approved on a motion by Harris, seconded by Judd. The vote was unanimous.

New Business:

The Board heard the following case:

22-03. Timothy and Carmen English, 180 Westbrook Road, Deep River, CT 06417. Owner and applicant. Seeking variance of Zoning Regulations, Section 4.24.7. Front yard setback (30 feet required) to reduce front-yard setback for addition to existing house from 30 feet to 10 feet, for a variance of 20 feet. For property located on Lot B-4, Tax Map 21

The chair recognized the regular board members Harris, Judd, and Kuhn. Timothy English presented the case his own behalf. Sam Bentley, a neighboring property owner, spoke in favor of the application No one else was in attendance to speak in favor of or against the application.

On a motion by Judd, seconded by Harris, Case 22-03 was unanimously approved to vary the front-yard setback by 20 feet. The following reasons were approved with a motion by Harris, seconded by Judd.

1. The variance will not affect the character of the neighborhood nor the comprehensive plan of zoning.
2. The historic setting of the house on the property (e.g., preceding zoning) preclude the housing addition from locating it anywhere else.
3. No additional land could be purchased for construction of the proposed housing addition.
4. There were no objections from abutting property owners regarding the request for the variance.

The meeting adjourned at 7:27 p.m.

Jerry Ackerman

Chair