

SUMMARY MEETING MINUTES
DARIEN ZONING BOARD OF APPEALS (ZBA)
December 16, 2015

REGULAR MEETING

Darien Town Hall - Room 206 – 7:45 to 7:50 PM

ZBA members present: Vic Capellupo and Ruth Anne Ramsey

Staff Present: None

OPENING

ZBA Acting Chair Vic Capellupo opened the meeting at 7:45 PM. He announced that due to a shortage of available members no substantive business would be conducted as indicated on the posted Agenda. Upon a subsequent motion by Ruth Anne Ramsey, seconded by Vic Capellupo, the ZBA voted 2-0 to continue and/or postpone all of the following agenda items to the next ZBA meeting on January 20, 2016.

POSTPONEMENTS AND CONTINUATIONS

CONTINUATION OF PUBLIC HEARING
CALENDAR NO. 54-2015

The application of Wilder G. Gleason, Esq. and Gleason & Associates LLC on behalf of Job & Ingebord Sandberg, owner, and Justin Scott, contract purchaser, 47 Pear Tree Point Road. The applicant has provided an extension allowing the ZBA to continue this hearing to the scheduled January 20, 2016 meeting.

Mr. Capellupo announced that the Public Hearing of Calendar No. 54-2015 is reopened and immediately recontinued without testimony to January 20, 2016.

PUBLIC HEARINGS

CALENDAR NO. 53-2015

The application of Jeffrey McDougal and William W. Seymour & Assoc. on behalf of ERI Building & Design, LLC, and Devin & Michael Conroy, owner, 20 Wakemore Street.

Mr. Capellupo announced that the Public Hearing of Calendar No. 53-2015 is opened and immediately continued without testimony to January 20, 2016.

CALENDAR NO. 55-2015

The application of Robert Brown, 39 Hillside Avenue.

Mr. Capellupo announced that the Public Hearing of Calendar No. 55-2015 is opened and immediately continued without testimony to January 20, 2016.

CALENDAR NO. 56-2015

The application of Bruce Hill, Law Office of Bruce Hill, LLC and Jon Roos - Dodaro Architects on behalf of Marisa Perkins, 5 Conant Place.

Mr. Capellupo announced that the Public Hearing of Calendar No. 56- 2015, is postponed to January 20, 2016.

OTHER BUSINESS

Mr. Capellupo announced that all of the following administrative matters are also postponed for consideration at the January 20, 2016 meeting.

1. Requested three month extension, received November 25, 2015 to obtain all required permits and begin on-site construction for ZBA Calendar No. 26 -2015, Tucker & Meredith Martin, 89 Leroy Avenue. The Public Hearing of this matter was May 20, 2015. Initial ZBA approval would have expired on November 29, 2015.
2. Requested amendment to the approved plans of Calendar No. 38-2015, Paul Harris and Cole Harris Associates on behalf of 14 Clocks Lane LLC, 14 Clocks Lane.

3. Approval of Minutes of meeting on October 14, 2015. ZBA members attending this meeting were Chuck Deluca, Gary Greene, Vic Capellupo, Mike Nedder, and Kevin Fullington.
4. Approval of Minutes of meeting on November 18, 2015. ZBA members attending this meeting were Vic Capellupo, Rich Wood, Jeff Williams, Mike Nedder and Kevin Fullington.
5. General discussion of Application Materials, applicant identity, application review procedures, hearing guidelines, hardship criteria, decision practices/guidelines/staff questions, project fit relative to neighbor properties, supervision/inspection of construction projects, and/or requested changes.

ADJOURNMENT

The meeting was adjourned at 7:50 PM.

These Meeting Minutes,
Respectfully submitted December 18, 2015,
by Robert Woodside,
Code Compliance Officer
ZBA Staff

These Minutes were reviewed by the attending ZBA members, modified as necessary, and upon a motion by Vic Capellupo, seconded by Ruth Anne Ramsey, approved by a vote of 2-0 at the ZBA meeting on January 27, 2016. Vic Capellupo and Ruth Anne Ramsey voted in favor of the motion.