

**Preston Zoning Board of Appeals
Regular Meeting
Monday, June 12, 2023
Preston Town Hall
6:00 pm**

1. Call to Order

Chairman Moulson called the Regular Meeting to order at 6:04 pm

Roll Call

Regular Members

John Moulson – Chairman
Gregory S. Moran Sr.
Nicholas Vegliante
Merrill Gerber

Alternates

John Sacrey - seated
Nicole Serra - absent

Also Present

Jennifer Lindo - ZEO
Roberta Charpentier - recorder

Chairman Moulson seated J. Sacrey

2. Membership

Chairman Moulson noted that a non-Republican Alternate Member and Regular Member are needed.

3. Approval of Minutes

a) Regular Meeting Minutes of May 10, 2023

A motion was made by G. Moran and seconded by N. Vegliante to approve the Regular Meeting Minutes of May 10, 2023 as presented.

All in favor. Motion carries.

b) Public Hearing Minutes May 10, 2023

A motion was made by G. Moran and seconded by J. Sacrey to approve the Public Hearing Minutes of May 10, 2023 as presented.

All in favor. Motion carries.

4. Correspondence

a) ZBA #2023-02, Ronald Greene for property located at 70 Lakeview Drive; Request for a Variance for decreases to the side yard dimensions from 20 feet to 12 feet on the southeast side, and 20 feet to 18 feet on the northwest side in pursuant to Section 15 of the Preston Zoning Regulations in an R-60 District Application and supporting documentation

b) Updated Application

Jennifer Lindo – ZEO, distributed Preston's updated Application for members to look over and comment on.

Chairman Moulson stated that this will be on the next ZBA agenda.

*The Regular Meeting was recessed at 6:07 pm
Regular Meeting resumed at 6:20 pm.*

5. Public Hearing

ZBA #2023 -02, Ronald Greene for property located at 70 Lakeview Drive; Request for a Variance for decreases to the side yard dimensions from 20 feet to 12 feet on the southeast side, and 20 feet to 18 feet on the northwest side in pursuant to Section 15 of the Preston Zoning Regulations in an R-60

See Minutes of the Public Hearing

6. Old Business

None

6. New Business

a) ZBA #2023-02, Ronald Greene for property located at 70 Lakeview Drive; Request for a Variance for decreases to the side yard dimensions from 20 feet to 12 feet on the southeast side, and 20 feet to 18 feet on the northwest side in pursuant to Section 15 of the Preston Zoning Regulations in an R-60 District Application and supporting documentation

A motion was made by M. Gerber and seconded by N. Vegliante to approve ZBA Application #2023-02

discussion:

G. Moran stated that he thought the home had to be the exact footprint.

Jennifer Lindo – ZEO suggested the motion use the exact words used in the agenda so it is very clear what the ZBA is granting and it will be recorded that way in the land records.

J. Lindo explained that the Variance is strictly for the side yard setback. The new house will have the same foot print.

A motion was made and seconded to amend the motion.

All in favor motion carries.

Amended Motion to read as follows:

A motion was made by M. Gerber and seconded by N. Vegliante that the ZBA approve Application #2023-02 for decreases to the side yard dimensions from 20 feet to 12 feet on the southeast side, and 20 feet to 18 feet on the northwest side, for the purposes of constructing a single family home as indicated in the Plans that were submitted.

All in favor. Motion carries.

7. Public Comment

None

8. Adjournment

a motion was made by J. Sacrey and seconded by N. Vegliante to adjourn the meeting at 6:31 pm.

ZBA
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All in favor . Motion carries.

Respectfully submitted,

RT Charpentier

Preston Recording Secretary

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PRESTON, CT.

2023 JUN 13 P 1:51

Jui Keith
PRESTON TOWN CLERK

**Preston Zoning Board of Appeals
Public Hearing
Monday, June 12, 2023
Preston Town Hall
6:00 pm**

1. Call to Order

Chairman Moulson called the Public Hearing to order at 6:07 pm

Roll Call

Regular Members

John Moulson – Chairman
Gregory S. Moran Sr.
Nicholas Vegliante
Merrill Gerber

Alternates

John Sacrey - seated
Nicole Serra - absent

Also Present

Jennifer Lindo - ZEO
Roberta Charpentier - recorder

5. Public Hearing

ZBA #2023 -02, Ronald Greene for property located at 70 Lakeview Drive; Request for a Variance for decreases to the side yard dimensions from 20 feet to 12 feet on the southeast side, and 20 feet to 18 feet on the northwest side in pursuant to Section 15 of the Preston Zoning Regulations in an R-60

Ron Greene, owner presented proposed plans to his house construction.

R. Greene explained that after buying this home it was realized that the structure needed to be demolished and rebuilt. The house will be 1 ½ stories. The same footprint will be used.

Susan Rostenberg, 72 Lake view Drive stated that R. Greene will be there neighbor and they know his property will be pristine.

Chairman Moulson closed the Public Hearing at 6:20 pm.

Respectfully submitted,

RT Charpentier

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Chris Keith
PRESTON TOWN CLERK