

**Preston Zoning Board of Appeals
Regular Meeting
Monday, November 13, 2023
Preston Town Hall
6:00 pm**

1. Call to Order

Chairman Moulson called the Meeting to order at 6:00 pm

Roll Call

Regular Members

John Moulson – Chairman

Gregory S. Moran Sr.

Nicholas Vegliante

Kate Estabrook

Merrill Gerber

Also Present

Roberta Charpentier – recorder

Alternates

John Sacrey

Nicole Serra - absent

2. Membership

Kate Estabrook noted that she is only a member until the 21st because she lost the election, and would like to express her interest in an alternate's position if available.

N. Vegliante stated that K. Estabrook will not be a member of the Board at the next meeting, and a recommendation by the ZBA to appoint her as an alternate should be on the December agenda.

3. Approval of Minutes

a) Regular Meeting Minutes of October 10, 2023

A motion was made by G. Moran and seconded by M. Gerber to approve the Regular Meeting Minutes of October 10, 2023 as presented.

All in favor. Motion carries.

4. Communications

1) Letter from Rosemary O'Loone to members of the Zoning Board of Appeals; explaining why she is requesting a variance.

*Chairman Moulson recessed the Regular Meeting at 6:07 pm
The Regular Meeting reconvened at 6:15 pm*

5. Public Hearing

- a) *Continued* - ZBA #2023-03 Timothy Wynosky for property located at 3 Holdsworth Road; Appeal of Zoning Enforcement Officer's Notice of Violation
- b) ZBA #2023-04, Rosemary O'Loone for property located at 7 Holdsworth Road; Variance of Section 15.7, Lot coverage of 20%

See Minutes of the Public Hearing

6. Old Business

a) By-Laws

Chairman Moulson stated that the Zoning Enforcement Officer has been scheduling ZBA's Public Hearings and he thinks the ZBA should be doing it. The Building Department told him he should put it in the Bylaws. He will add this to the Bylaws and bring it in for approval.

b) ZBA #2023-03 Timothy Wynosky for property located at 3 Holdsworth Road; Appeal of Zoning Enforcement Officer's Notice of Violation

Withdrawn; see minutes of the Public Hearing.

Chairman Moulson noted that T. Wynosky would like to build a house on this property; T. Wynosky has submitted application 2023-05 requesting a variance for a nonconforming lot.

**A motion was made by G. Moran and seconded by N. Vegliante to hold a Public Hearing for ZBA #2023-05 on December 11, 2023 at 6:00 pm, Preston Town Hall.
All in favor. Motion carries.**

7. New Business

a) 2024 Meeting Calendar

A motion was made by N. Vegliante and seconded by G. Moran to approve the 2024 Zoning Board of Appeals meeting schedule as presented.

All in favor. Motion carries,

b) ZBA #2023-04, Rosemary O'Lone for property located at 7 Holdsworth Road; Variance of Section 15.7, Lot coverage of 20%

A motion was made by N. Vegliante and seconded by M. Gerber to approve ZBA #2023-04, Rosemary O'Lone for property located at 7 Holdsworth Road; Variance of Section 15.7, Lot coverage of 20%

All in favor. Motion carries

c) ZBA #2023-03 Timothy Wynosky for property located at 3 Holdsworth Road; Variance of section 15.7, Lot coverage of 20%.

Withdrawn, see minutes of the Public Hearing.

8. Public Comment

None

9. Adjournment

**A motion was made by G. Moran and seconded by N. Vegliante to adjourn the meeting at 6:30 pm.
All in favor. Motion carries**

Respectfully submitted,

Roberta Charpentier

Roberta Charpentier
Preston Recording Secretary

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Renee Walsh
PRESTON TOWN CLERK

**Preston Zoning Board of Appeals
Public Hearing
Monday, November 13, 2023
Preston Town Hall
6:00 pm**

1. Call to Order

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

2. Roll Call

Regular Members

John Moulson – Chairman

Gregory S. Moran Sr.

Nicholas Vegliante

Kate Estabrook

Merrill Gerber

Also Present

Roberta Charpentier – recorder

Alternates

John Sacrey

**a) Continued - ZBA #2023-03 Timothy Wynosky for property located at 3 Holdsworth Road;
Appeal of Zoning Enforcement Officer's Notice of Violation**

Chairman Moulson explained that this violation has been withdrawn because the Zoning/Blight Enforcement Officer checked the property and the owner is now in compliance with the zoning regulations and the blight ordinance.

**b) ZBA #2023-04, Rosemary O'Lone for property located at 7 Holdsworth Road; Variance of
Section 15.7, Lot coverage of 20%**

R. O'Lone explained that she would like to put an addition on the back of her house because her bedroom is so small the door hits the bed. She would like to add a master bathroom off her bedroom because there is only 1 bathroom in the home, and a laundry room so she can remove her washer and dryer from the kitchen. Enlarge kitchen by 8 feet and add 6 feet to the back porch. The proposed land coverage after the addition will be 25%.

The Public Hearing was adjourned at 6:15 pm.

Respectfully submitted,

Roberta Charpentier

Roberta Charpentier

Preston Recording Secretary

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Roberta Charpentier
A S T PRESTON TOWN CLERK

