

**CITY OF NORWALK
ZONING BOARD OF APPEALS
REGULAR MEETING
NOVEMBER 17, 2022**

ATTENDANCE: Andrew Conroy, Chairman; Lee Levey; Danielle Sanchick; Marilyn Altman; Tom Farkas

STAFF: Tammy Maldonado

OTHER: Al Vasko; Atty. Elizabeth Suchy; Kathleen Poirier; Kelli Cook; Anthony Calvacante; Robert Russel; Greg Stewart

CALL TO ORDER

Chairman Conroy called the meeting to order at 7:48 P.M.

ROLL CALL

A roll call of those present was performed. It was noted that there were technical issues which could prevent the public hearings from happening. It was decided to handle administrative actions first.

ADMINISTRATIVE ACTIONS

ACTION ON HEARING MINUTES – OCTOBER 20, 2022

- ** CHAIRMAN CONROY MOVED TO APPROVE THE MINUTES OF OCTOBER 20, 2022 AS SUBMITTED.**
- ** MR. LEVEY SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

ANNUAL ELECTION

Chairman Conroy noted that they needed to elect a chairperson for the next year and a secretary for the next year. Mr. Levey nominated Chairman Conroy for the chairmanship. Chairman Conroy said he would be willing to step aside as Chairman if Mr. Levey's health improved.

- ** MR. LEVEY NOMINATED CHAIRMAN CONROY FOR THE CHAIRMANSHIP.**
- ** MS. SANCHICK SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

- ** CHAIRMAN CONROY NOMINATED MR. LEVEY FOR THE SECRETARY POSITION.**
- ** MS. ALTMAN SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

**STATUS OF TRAINING – BOARD MEMBERS SERVING AS OF JANUARY 1, 2023 MUST COMPLETE INITIAL
LAND USE TRAINING BY JANUARY 1, 2024**

Ms. Maldonado said they were waiting on Connecticut Planners Association to provide a framework of suggested programs.

**BOARD ACTION ON: A-D AND REQUEST FOR EXTENSION OF TIME 7 ACADEMY ST VARIANCE
#22-0616-02**

The request for extension of time for 7 Academy Street: variance #22-0616-02 was discussed at this time.

Ms. Poirier came forward to discuss this item. They have filed for the variance and have accomplished the majority of the architectural work. The people for mechanical, electrical, and plumbing are almost ready. The survey is done as well. They are anticipating completion of permit filing by the beginning of December. The deadline for the permits is December 13th. She believed that, if she began filing by the beginning of December, she would not be able to complete the process by the deadline. She believed a three-month extension would be enough time.

**** CHAIRMAN CONROY MOVED TO GRANT A 3-MONTH EXTENSION FOR 7 ACADEMY STREET:
VARIANCE #22-0616-02.**

**** MR. LEVEY SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

The technical issues had not been resolved by this point. Discussion followed regarding how to proceed. It was noted that, if the public was not allowed to comment, the Board could potentially be sued. Ms. Cook asked if she could present and the public could watch the recording. She stated her reasons for presenting at this time. Chairman Conroy said that, if she presented now, but someone came in at a later date to ask a question, she would be unable to reply.

Mr. Levey said he had objections to hearing the presentation at this time. He provided his reasons for the objection. Ms. Maldonado said she was unsure if the recordings were automatically uploaded. It was decided that they could not hear the presentation at this time. Chairman Conroy suggested that they recessed the meeting until an available date could be found.

PUBLIC HEARINGS

22-0915-01

(CONTINUED FROM OCTOBER 20, 2022)

**GREGORY & MEGHAN STEWART – VARIANCE OF SIDE SETBACK FOR PROPOSED GARAGE ADDITION,
VARIANCE OF SIDE SETBACK FOR EXISTING IN GROUND POOL AND VARIANCE OF FRONT SETBACK FOR
EXISTING POOL PUMP AT SINGLE FAMILY RESIDENCE. PROPERTY LOCATED AT 15 SKYTOP DR.**

This item was not heard at this time.

22-1117-01

**AC 26 OZ LLC – PROPOSED MOTOR VEHICLE REPAIR LICENSE APPLICATION. PROPERTY LOCATED AT
253 MAIN AVE.**

This item was not heard at this time.

22-1117-03

KELLI COOK – VARIANCE OF SIDE YARD SETBACK FOR A PROPOSED DETACHED GARAGE. PROPERTY LOCATED AT 176 PERRY AVE.

This item was not heard at this time.

22-1117-04

ROBERT AND ELIZABETH RUSSELL - VARIANCE OF NUMBER OF STORIES FOR PROPOSED VERTICAL ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING. PROPERTY LOCATED AT 18 STEEPLETOP RD.

This item was not heard at this time.

ADJOURNMENT

**** CHAIRMAN CONROY MOVED TO SUSPEND THE MEETING.**

**** MR. LEVEY SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting suspended at 8:06 P.M.