

**ZONING BOARD OF APPEALS OF RIDGEFIELD**

**MINUTES OF MEETING**

**July 20, 2020**

**NOTE:** These minutes are intended as a rough outline of the web-based Zoom proceedings of the Board of Appeals on Zoning of Ridgefield held on July 20, 2020. Copies of recordings of the meeting may be obtained from the Administrator at cost.

The Chairman called the web-based meeting to order at approximately 7:00 p.m. Sitting on the Board for the evening were: Glenn Smith (Chairman), Sky Cole, (Vice Chairman) Terry Bearden-Rettger, Mark Seavy, and Joseph Pastore.

**ROTATION OF ALTERNATES**

The rotation for the meeting was first Mr. Byrnes, second Mr. Lockwood, third Mr. Stenko. No alternate was needed, so the rotation will stay the same for the next meeting.

**CONTINUED PETITION:**

**Appeal No. 20-009**  
**Kevin and Diane Cummins**  
**25 Boulder Hill Lane**

The applicants asked for a continuance prior to the meeting until September 14.

**NEW PETITIONS:**

**Appeal No. 20-014**  
**John P. Farnham**  
**79 West Lane**

Mr. Farnham appeared for his petition. He stated to the Board that the home was built in 1901 and an addition was added in the 1960's which now made the property nonconforming. The newly submitted plans show the proposed addition conforming to setbacks and increasing the floor area ratio and lot coverage. Since the house was nonconforming to setbacks, a setback variance was required. Hardships were listed as the narrow shape of the lot. Mr. Farnham noted that several neighboring properties have received similar variances.

Mr. Smith stated that there was hardship for a setback variance but could not justify a FAR and lot coverage variance without a hardship. Ms. Bearden-Rettger agreed. Mr. Farnham replied that he could not list any hardships but further stated he was trying to maintain the beauty and integrity of the older house. The Board suggested the applicant consider revising the plans to eliminate the need for a FAR and lot coverage variance.

No one appeared to speak for or against the petition and the hearing was continued to the September 14 meeting.

**Appeal No. 20-015**  
**Robert DeRoma**  
**40 Mountain Road**

Mr. DeRoma appeared for his petition. Mr. DeRoma stated to the Board that he was granted a setback variance in 2017, variance number 17-009, to move a shed closer to the house and away from a creek on his property. The shed was to be relocated 17.8 ft from

the front setback and out of the front yard. The shed could not be moved to the exact location agreed upon in 2017 due to a forklift not being able to maneuver the structure around a well head located in front of the property. Mr. DeRoma was asking the Board for a new setback variance and a variance to allow the shed structure in the front yard by moving it 5 ft forward from its current location.

Mr. Cole asked if trees on either side of the shed could be cut down allowing the shed more room for movement. Or if the well head could be temporarily removed to allow the forklift enough space to move the shed next to the house as approved in 2017. Mr. DeRoma agreed these were two possibilities and would look into both suggestions. Lynne Petrocelli of 74 Mountain Road spoke to the Board about concerns that tree cutting may affect the flood plain and wetlands. Mr. Smith replied that any plans approved by the ZBA would be reviewed by all Town departments including building, zoning and inland wetlands.

No one else appeared to speak for or against the petition and the hearing was continued to the September 14 meeting.

**Appeal No. 20-016**

**Robert and Deborah Orr**

**61 Cooper Hill Road**

Mr. and Mrs. Orr appeared for their petition along with representatives from American Deck Company, Peter Morici and Chaz Douglas. Mr. and Mrs. Orr stated they replaced their 35-year-old deck and had the property re-surveyed before construction. The 12x24 deck was to be re-built to the same footprint. Mr. Douglas stated that the as-built survey appeared to list a different setback number than the original survey. Mr. Morici and Mr. Douglas stated they did not agree with the zoning enforcement officer that the setback number changed. The Board then suggested continuing the hearing to allow the administrator and the ZEO to discuss the discrepancy.

No one else appeared to speak for or against the petition and the hearing was continued to the September 14 meeting.

As there was no further business before the Board, the Chairman adjourned the hearing at approximately 8:30 pm.

Respectfully submitted,

Kelly Ryan  
Administrator