

**TOWN OF CLINTON
ZONING BOARD OF APPEALS
FINAL MINUTES
August 23, 2018**

MEMBERS PRESENT

Joseph Malcarne, Chairman

John Calogero
Charles Canham

Chris Juliano

Arthur Weiland

Arlene Campbell, Secretary

MEMBERS ABSENT

Norma Dolan

Macy Sherow III

ALSO PRESENT

Mr. Werner is not in attendance.

Chairman Malcarne called the meeting to order at 7:35 pm.

VARIANCE APPLICATIONS:

Mahoney Variance (Variance Extension) – property located at 27 Shadblow Lane, Tax Grid No. 6469-00-906258.

Applicant wishes to extend an area variance that was granted in August 24, 2017.

Joe Melido from Crisp Architects appeared on behalf of the property owners. The Mahoneys were granted a variance to permit the construction of an accessory dwelling unit which is above the threshold of 1,000 square feet floor space. This comprises of a 3-bay garage, first floor has laundry/storage area, two decks and the second story accessory structure with the floor space 1,437 square feet floor space. Mr. Melido explained that the proposed accessory dwelling is to house the mother of the property owner. He noted that this is a 25 acre parcel located in the AR 5 Zoning District.

Mr. Melido explained that they needed this extension due to the pending approval at the Department of Health. They submitted the septic design in February of this year and finally got a response this July asking to redesign the system.

Mr. Melido explained the detail of the status of their application to the Department of Health. He added that they are currently behind their schedule due to this delay.

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Chairman Malcarne asked for questions and comments from the board.

Mr. Calogero recapped the history of this application to edify the new board member, Chris Juliano. Nothing changed on this application except for the timing.

Mr. Canham asked about the BOH requirement about the new septic design. Mr. Melido responded that the Department of Health wants to see a backup system design and designate a reserve area. They need to demonstrate that there's a system that can be built. He opined that he doesn't understand the process but this is what they're asked for.

Mr. Weiland asked if there is a letter of authorization on file. Ms. Campbell responded positively.

Mr. Calogero asked the applicant about the timeline to start the construction. Mr. Melido responded that they expect to hear from the Department of Health very soon.

Chairman Malcarne motioned to open the public hearing, seconded by Mr. Juliano, all Aye, Motion carried, 4-0.

Hearing no comments from the public, the board agreed to close the public hearing. Chairman Malcarne motioned to close the public hearing, seconded by Mr. Canham. All Aye, Motion carried, 4-0.

After all the reviews and discussions were made, the board agreed to extend the variance for another year.

Mr. Calogero motioned that the Town of Clinton Zoning Board of Appeals grant an extension of one year from the original approval date of August 24, 2017 to the variance currently approved for to **Deborah & Michael Mahoney**, Parcel Number 132400-6469-00-906258, 27 Shadblow Lane which is a 25 acre parcel located in the AR5 Zoning District in the Town of Clinton.

Seconded by Mr. Juliano.

Discussion. None.

All Aye, Motion Carried, 5-0.

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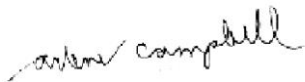
APPROVAL OF MINUTES:

Mr. Weiland motioned to approve the minutes of May 24, 2018 as amended, seconded by Mr. Canham, all Aye, Motion carried, 5-0.

ADJOURNMENT:

Chairman Malcarne motioned to adjourn the meeting at 7:50 pm, seconded by Mr. Canham , All Aye Motion carried, 5-0.

Respectfully Submitted By:



Arlene A. Campbell
Zoning Board of Appeals Secretary

Cc: Carol Mackin, Town Clerk