

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF JULY 29, 2020 SPECIAL MEETING

The meeting commenced at 8:00 AM through Zoom Video Conferencing

Present: Subcommittee Members: Robert Zanolungo, Michael Botelho, and Sharon Purtill;
Khara C. Dodds, AICP, Director of Planning and Land Use Services

60 BROOKVIEW DRIVE – proposal for a 794 square foot accessory apartment – Rural Residence Zone – Craig Schoner, builder – Tom Nolan, architect – Mark Biewlawski, applicant

Applicants Tom Nolan and Mark Biewlawski presented the proposal to the Subcommittee. Mr. Biewlawski said that his mother-in-law currently resides on the property in the single-family home. They plan to build an addition to house the accessory apartment. Mr. Biewlawski and his family will live in the existing home on the property and his mother-in-law will move to the accessory apartment. The apartment will be 794 square feet in size. It will be attached to the existing home on the west side. It will not be visible from Brookview Drive. The applicant plans to have building materials to match the existing home and it will be compatible in color.

There are two points of access to the accessory apartment. One access point will be through the living room of the existing home. There will be another access point on the south side of the accessory apartment leading to the outside. The Subcommittee reviewed the floor plan which consists of a bedroom with a bath, living room and kitchen. The accessory apartment was found to meet the requirements of the zoning regulations. Mr. Biewlawski said that he would like to accommodate an additional parking space by widening the driveway to the south. This would push the driveway out further into the side yard setback. Ms. Dodds said she would follow up with the Zoning Enforcement Officer to see if it would be an issue if a driveway extends into the setback.

Meeting adjourned at 8:24 a.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Khara C. Dodds" with a stylized flourish at the end.

Khara C. Dodds, AICP