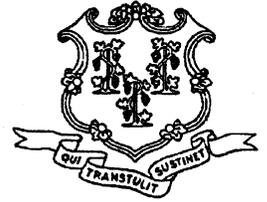




Town of Griswold

28 Main Street
Griswold, CT 06351
Phone: 860-376-7060 Fax: 860-376-7070



**GRISWOLD ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
JANUARY 3, 2018
GRISWOLD TOWN HALL – FIRST FLOOR MEETING ROOM**

I. REGULAR MEETING/PUBLIC HEARING(S) (7:00 P.M.)

1. Call to Order

Chairman T. Faulise called the Meeting to order at 7:00 P.M.

2. Roll Call

Present: Theodore Faulise - Chairman, Mary Ann Manning, Dorothy Faulise-Doucette, Alternates Duane Button, Joseph Savino and Gordon Santerre, Town Planner Mario Tristany, Zoning Enforcement Officer Peter Zvingilas, First Selectman Todd Babbitt and Recording Secretary Jaimee O'Neill-Eaton.

Absent: William Pryzlucki and Theresa Madonna
8 interested members of the public

3. Determination of Quorum

Chairman T. Faulise appointed Duane Button to sit for William Pryzlucki, and Joseph Savino to sit for Theresa Madonna. It was determined that a quorum of the Commission was seated.

4. Matters Presented for Consideration

A. ZBA 03-17 Arist Johnson 177 Sheldon Road, Griswold, CT

Requesting relief from Section 10.4 of Town of Griswold Zoning Regulations for a reduction in side yard setback from the 15 ft. required to 11 ft. The property is located in an R-60 zone.

- Chairman Faulise noted that the applicant is not present. All property abutters are present, with the exception of one, located on the corner of Shore Dr and Sheldon Rd.
- The applicant has not submitted proof of notification to abutters to the Board, but all abutters present stated they have received the notice.
- Chairman Faulise stated that a letter addressed to the Zoning Board of Appeals from Mr. Johnson, the applicant, was received by Town Planner M. Tristany today, January 3rd at

10:30 AM via the postal service. In that letter Mr. Johnson is requesting an extension to February 2018. Discussion followed.

- **MOTION:** D. Faulise-Doucette made a motion, which was seconded by D. Button, to not grant the extension requested by the applicant. The motion passed unanimously.
- Chairman Faulise opened the Public Hearing for comment.
- Lance Trevallion spoke on behalf of his daughter, Erin Trevallion who resides at 10 Shore Drive, and abuts Mr. Johnson's property. Mr. Trevallion stated that the property line has never been determined by survey, as stated on the application as a requirement. The applicant is requesting relief and is claiming hardship due to brush and weed inhibiting accurate measure of side boundary. When looking at the site, or photos of, there is not any brush or weeds, therefore there is no hardship. CGS 8-6 stated that self created hardship are not sufficient grounds for granting a variance. The applicant created his own hardship because he constructed this building without any permits and without proper knowledge of where the property lines are. Mr. Trevallion also stated that the structure is not in compliance with the building plans that were submitted. Should the variance be granted, the second story of the structure would need to be removed in order to be in compliance with building code.
- Raina Spaziani of 21 Shore Drive, stated that when she was building a garage, she needed follow the proper channels, including getting a variance. Everyone should be required to follow the same rules.
- Traci Webster of 187 Sheldon Road, stated the when she constructed a gazebo she was required to go through wetlands, which she did, as well as having numerous building inspections on the structure. Ms. Webster asked why isn't everyone required to follow the same rules. She also stated that she called on October 15, 2017 and left a voicemail for the Building Department to let them know that a second story was being added to the structure. Ms. Webster called again the following day to ensure that the voicemail was received, and was told that Town Planner M. Tristany and Building Official P. Zvingilas had heard the message.
- Linda Weller of 28 Shore Drive, stated that Mr. Johnson has numerous rotting, unregistered motor vehicles on the ground of his property that are within wetlands. Zoning Enforcement Officer P. Zvingilas stated Mr. Johnson has already been cited for that issue.
- Chairman Faulise stated that concerns regarding zoning and wetlands should be made to those boards in writing.
- ZEO P. Zvingilas stated that a stop work order was issued, and as of last week, it appears that the work has stopped.
- Chairman Faulise closed the Public Hearing at 7:25 P.M.
- Chairman Faulise stated that in his opinion, there is no hardship.
- **MOTION:** J. Savino made a motion, which was seconded by D. Button, to deny application ZBA 03-17 for Arist Johnson, because there is no hardship that has been demonstrated, besides a self created hardship. The motion passed unanimously.

5. Old Business

A. Approval of Minutes of the December 6, 2017 Regular Zoning Board of Appeals Meeting Minutes.

- **MOTION:** M. Manning made a motion, which was seconded by D. Faulise-Doucette to accept the Minutes of the December 6, 2017 Regular Zoning Board of Appeals Meeting Minutes. The motion passed unanimously.
- Chairman Faulise noted for the record, that the letter received from Mr. Johnson was mistakenly stamped January 30, 2018, and should read January 03, 2018. Town Planner M. Tristany corrected and initialed the change.

6. Adjournment

Chairman T. Faulise asked for a motion to adjourn tonight's meeting.

- **MOTION:** M. Manning made a motion, which was seconded by D. Faulise-Doucette to adjourn the meeting at 7:32 P.M.

Respectfully Submitted,
Jaimee O'Neill-Eaton
Interim Recording Secretary