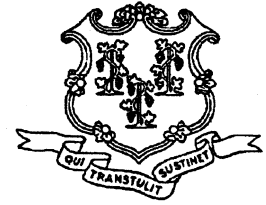




Town of Griswold

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Phone: 860-376-7060



**GRISWOLD ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
JANUARY 06, 2021
GRISWOLD MIDDLESCHOOL - GYMNASIUM**

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, Mathew Picco, Duane Button, Joe Savino
Mario J. Tristany, Jr., Town Planner,
5 People of Interest

Absent: Lee Zabbo, Gordon Santerre, William Przulucki

3. Determination of Quorum

Chairman T. Faulise sat Joseph Savino for Regular Member William Przulucki.
It was determined that a quorum of the Board was seated.

4. Approval of Minutes

Chairman Faulise asked if there were any corrections or additions to the December 02, 2020 meeting minutes. Chairman Faulise asked for a motion to accept and approve the December 02, 2020 meeting minutes.

Commissioner Picco made a motion to accept and approve the December 02, 2020 meeting minute as corrected. The motion was seconded by Commissioner Button and the Board unanimously voted to approve the minutes.

5. Matters presented for Consideration:

6. Old Business:

A. ZBA 01-2021 Kevin M. and Eileen O. Roxbee, 18 Myrtle Road, Griswold, CT Applicant desires to increase Lot Coverage from 15 percent to 27.8 percent in order to construct a 16 ft. x 28 ft. addition to existing house and to construct a 24 ft. x 24 ft. detached garage and 1,190 sq. ft. of new driveway.

- Chairman Faulise asked if there was anyone present to represent the application
- Damien Sorrentino from Boundaries, LLC was present to represent the application

- Damian noted that the property owners were both present
- Damian noted that the abutting property owner was supposed to be present this evening, but his father had just passed away this afternoon
- Damien stated that the Rozbee's will extend the existing driveway apron by approximately 6 feet so that the abutter can access their property
- Damien noted that the total impervious coverage is 1,986 sq. ft. which equals 13.2 percent coverage. The R-60 zone permits up to a 15 percent maximum coverage
- Damien noted that the two trees will be removed, and stone will be added to the driveway area
- A discussion ensued regarding the current shared well. Damien noted that should the existing shared well go dry, the Roxbee's will allow the abutting property owner to tie into their new well
- Damien stated that the well and driveway are not part of the lot coverage variance application
- Board member Matt Picco asked if the abutter's driveway will be on his own property
- Damien replied yes and that the pavement will be extended to the north approximately 6 feet
- Chairman Faulise closed the Public Hearing at 7:15 p.m.
- Town Planner Mario Tristany suggested that if the Board were comfortable with approving the application, the Board could request a letter from the owner regarding the agreement
- Damien stated that he will work with the Roxbee's in drafting the letter
- Chairman Faulise asked for a motion on ZBA 01-2021
- Board Member Matt Picco made a motion to approve ZBA Application 01-2021 with the condition that the letter as previously discussed is submitted to Mario Tristany, Town Planner for the file. The motion was seconded by Board Member Joe Savino and the motion was unanimously approved

B. ZBA 02-2021 Jeffrey W. Johnson, 96 December Drive, Griswold, CT Applicant desires to Reduce Lot Area from 60,000 sq. ft. to 22,000 sq. ft. Lot currently contains 33,000 sq. ft. and is legally non-conforming. Applicant desires to sell a 110 ft. x 100 ft. Section to 74 Monroe Avenue.

Chairman Faulise asked if there was anyone present to represent the applicant and further noted that the application was continued from last month's meeting

- Attorney Bill McCoy stated that he was present to represent ZBA Application 02-2021
- Attorney McCoy noted that Chairman Faulise was going to review the application with Attorney mark Branse

- Chairman Faulise stated that he did discuss the application with Attorney Branse and Branse noted that he could defend the ZBA decision either way
- Attorney Branse noted that based on the 1950 plan the lots were very small and the applicant bought three of the lots
- Board Member Duane Button stated that he didn't feel that there was an issue. There are currently two houses and there will continue to be two houses
- Chairman Faulise noted that according to Attorney Branse the ZBA decision would not be setting a precedent
- Eric Brown, the abutter that desires to purchase the piece of the Johnson property stated that the area would be used as a play yard for his children
- Chairman Faulise asked to close the Public Hearing and asked for a motion
- Board Member Joe Savino made a motion to approve ZBA Application 02-2021, the motion was seconded by Board Member Matt Picco and the motion was passed unanimously

7. New Business:

A. ZBA 03-2021 Robert Klimasewiski, 38 Myrtle Road, Griswold, CT Applicant desires to install a 12 ft. X 18 ft. Shed 4 ft. – 6 inched from the northern property line varying Section 10.4.1 15 ft. minimum setback requirement.

- Chairman Faulise read the application into the record and asked if anyone was present to represent the application
- Applicant Robert Klimasewiski stated that he was the owner and presented the proof of mailing receipts to the Chairman
- Mr. Klimasewiski stated that he had his property surveyed and would like to locate his shed approximately 4 ft. – 6 inches from his property line
- Mr. Klimasewiski noted that his two abutters both have sheds right on the property line
- Chairman Faulise asked if there was anyone present to speak in opposition to the application
- Mr. Beals of 37 Myrtle Road wants to offer a relocation of the shed. He further stated that the shed location would obstruct his view of the pond. He further stated that he resides on the opposite side of Myrtle Road. Several pictures were presented to the Chairman and ZBA Board
- Town Planner Mario Tristany stated that Mr. Beals does not have view rights over Mr. Klimasewiski's property or any other property
- Mr. Beals referred to the mobile home on the neighbor's property to keep their dogs from going onto Mr. Klimasewiski's property
- Chairman Faulise noted that there are 10 photos to be entered into the record

- Chairman Faulise asked if there was anyone else to speak in favor or against the application
- J. Glover, daughter of Alice Ferry located at 42 Myrtle Road stated she was representing her mother, the owner of 42 Myrtle Road and further stated that she has power of attorney on behalf of her mother
- Chairman Faulise read the letter that J. Glover presented to the Board
- J. Glover presented her power of attorney document to Chairman Faulise. A discussion ensued regarding the letter presented and the power of attorney document. It was noted that both documents are now part of the official record as they have been presented to the Board and made part of the record
- J. Glover had an issue with the December 18, 2020 notification and the December 02, 2020 legal notice
- Chairman Faulise stated that the courts have ruled that with errors in notification, if you are here, you are aware of the meeting. J. Glover referenced Section 11.3 of the Zoning Regulations and the 25 ft. separation distance
- Chairman Faulise noted that the shed is 32 feet from the water
- J. Glover stated that it is supposed to be 75 feet
- Chairman Faulise corrected her
- J. Glover again made mentioned that the shed will block her view
- Chairman Faulise referred to the 6 photos that J. Glover presented
- Chairman Faulise asked if there were any others present in favor or against the application
- Mr. Klimasewiski stated that #42 is blocking their own view with boards and their mobile home and further noted that someone is living in the motorhome
- John Klimasewiski, son noted that he and his family are living at 38 Myrtle Road and no one would put a shed in the middle of their back yard
- Chairman Faulise asked why you can't put the shed in compliance with the 15 ft. setback requirement
- Mr. Klimasewiski responded by saying the shed would be closer to the well and it would impact access to the pond
- Chairman Faulise asked about a couple of other areas.
- Mr. Klimasewiski stated one area is the driveway and the other area is the septic
- Chairman Faulise stated that he would like to visit the property and to continue the hearing to the February 03, 2021 meeting

- Board member Joe Savino made a motion to table ZBA Application 03-2021 to the February 03, 2021 meeting. The motion was seconded by Board member Matt Picco and the Board unanimously voted to table the application

8. Adjournment:

- Board Member Matt Picco made a motion to adjourn the meeting at 8:30 p.m. The motion was seconded by Board Member Duane Button and the Board unanimously voted to adjourn

Respectfully Submitted,

Mario J. Tristany Jr.

Mario J. Tristany, Jr.
Town Planner & ZBA Technical Staff