



Town of Griswold

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Griswold, CT 06351
Phone: 860-376-7060



**GRISWOLD ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
NOVEMBER 03, 2021
GRISWOLD TOWN HALL MAIN MEETING ROOM
28 MAIN STREET, JEWETT CITY, CT 06351**

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

1. Call to Order

Chairman T. Faulise called the meeting to order at 7:05 P.M.

2. Roll Call

Present: Theodore Faulise, Joseph Savino, Duane Button, Gordon Santerre
Mario J. Tristany, Jr., Town Planner / ZBA Technical Advisor
3 People of Interest

Absent: William Przylucki, Mathew Picco, Christopher Chastang, Lee Zabbo

3. Determination of Quorum

Chairman T. Faulise sat J. Savino for William Przylucki
It was determined that a quorum of the Board was seated.

4. Approval of minutes

- The Approval of Minutes was deferred following the Matters Presented for Consideration

5. Matters Presented for Consideration

ZBA Application 04-2021 John & Barbra Spillane, 22 Roger Road, Griswold, CT applicants to construct a new Garage and Mud Room addition to existing home. Varying Section 10.4 of the Griswold Zoning Regulations to reduce the Side Yard Setback from 50 ft. required to 10 ft. provided.

- Chairman T. Faulise read ZBA Application 05-2021 into the Public Hearing record
- Chairman T. Faulise asked if there was anyone present to represent the application
- John Spillane stated that he and his wife Barbara were present to represent the application
- J. Spillane presented the certified mail receipts to Chairman T. Faulise
- Chairman T. Faulise asked the applicant to explain the variance application

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Ann P. Minor post.

- J. Spillane stated that they would like to construct a two-car garage and a mud room to their existing home. He referenced that their other side yard is 10 feet
- J. Spillane stated that the variance would not impact the abutting neighbor
- Chairman T. Faulise asked if the applicant received any comments from the neighbors
- J. Spillane stated that he spoke to his neighbor across the street and noted that he is in favor of the variance
- J. Spillane further noted that he spoke with his direct neighbor Terry Sumner and he did not have any issue with the proposed construction
- J. Spillane stated that they have lived at 22 Roger Road for 14 years
- Commissioner J. Savino asked the applicant if he owned the fence and how far is it from the proposed addition
- J. Spillane stated about 10 to 12 feet
- Chairman T. Faulise asked about the distance to the property line
- J. Spillane stated about 10 to 12 feet
- Chairman T. Faulise asked how big the is
- J. Spillane replied 0.38 acres
- Commissioner G. Santerre asked if there was room to access the septic tank
- J. Spillane commented that there is room
- Chairman T. Faulise referenced the Uncas Health Application and mentioned that is part of the application
- Chairman T. Faulise noted that the addition will be an increase in the property value and asked the applicant if he knew how much the property value will increase
- J. Spillane stated approximately \$80,000 in value
- Commissioner G. Santerre asked how much room is on the right side of the house
- J. Spillane stated approximately 10 to 12 feet
- Chairman T. Faulise asked the Board if there were any additional questions
- Chairman T. Faulise asked if there was anyone present to speak in favor or against the application
- Chairman T. Faulise stated that there was no one to speak in favor or against the variance application
- Chairman T. Faulise closed the Public Hearing at 7:15 p.m.
- Chairman T. Faulise asked for a discussion among the Board
- Commissioner J. Savino asked the applicant about lot coverage and height
- J. Spillane stated that the addition would be under the 35 ft. maximum height limit
- Chairman T. Faulise asked for a motion
- Commissioner J. Savino made a motion to approve ZBA Application 05-2021 as presented. The motion was seconded by Commissioner D. Button and the Board unanimously voted to approve the application

4. Approval of Minutes

- **Regular Meeting held on August 04, 2021**
- Chairman T. Faulise asked the Board if there are any corrections or omissions
- There being none, Chairman T. Faulise asked for a motion
- Commissioner J. Savino made a motion to accept the August 03, 2021, minutes as presented

- The motion was seconded by Commissioner G. Santerre and the Board unanimously voted to approve the August 04, 2021, minutes as presented

6. Adjournment

- Chairman Faulise noted that there is no new business or additions to the agenda and asked for a motion to adjourn the meeting
- Commissioner J. Savino made a motion to adjourn at 7:20 p.m. The motion was seconded by Commissioner G. Santerre and the Board unanimously voted to adjourn
- The motion was seconded by Commissioner J. Savino and the Board unanimously voted to adjourn the meeting

Respectfully Submitted,

Mario J. Tristany, Jr.

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Town Planner & Technical Advisor to the ZBA