



Town of Griswold

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**GRISWOLD ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
May 2, 2018
GRISWOLD TOWN HALL – FIRST FLOOR MEETING ROOM**

2018 MAY -9 AM 9:23

Lucretia P. P. P.

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, Theresa Madonna, Alternates Duane Button, Joseph Savino and Gordon Santerre, Town Planner Mario Tristany, and Recording Secretary Kate Lacasse

Absent: William Pryzlucki and Dorothy Faulise-Doucette

3. Determination of Quorum

Chairman T. Faulise appointed Duane Button to sit for William Pryzuluki and Joseph Savino to sit for Dorothy Faulise-Doucette. It was determined that a quorum of the Commission was seated.

4. Matters Presented for Consideration

- A. ZBA 03-18 Leon Laroux, 10 Quite Cove Lane, Griswold , CT For Property Located at 70 Hill Street, Jewett City, CT** requesting relief from Section 9.8.1 of the Borough Zoning Regulations to reduce the Required Lot Area from 21870 sq. Ft., to 11,761 sq. ft. To convert an existing single family home to a two family home. Property is zoned R-Residential.

- Town Planner Mario Tristany stated he spoke to the applicant; applicant has asked to have application tabled to next month's agenda.
- **MOTION:** A motion was made to continue the Public hearing on June 6, 2018 Zoning Board of Appeals meeting. All members were in favor.

- B. ZBA 04-18 Charles and Janet Barbour, 432 Roode Road, Griswold, CT.** Requesting relief from Section 10.3 Griswold Zoning Regulations to reduce the required front yard setback from 50 ft. to 14 ft. to construct a 60 ft X 40 ft. to construct a barn. Property is Zoned R-60.

- Applicant Charles and Janet Barbour were present. Applicant stated that they need a variance to reduce the front yard setback from 50' to 14' in order to build a post and beam barn on his

3.175 acre property. Applicant is unable to build the barn in any other location due to Wetlands on property. Discussion Followed.

- Applicant has notified all abutters with certified letters. Certified mail receipts were submitted into the record.
- Public Hearing was closed at 7:20 pm.
- T. Faulise asked if the barn would obstruct the sight line.
- Applicant stated no.
- T. Madonna asked if there was any other possible place to put the barn.
- Applicant stated no.
- Town Planner Mario Tristany stated that prior to building; the applicant would need Uncas Health approval. Mario Tristany stated that if Barn was within 75 ft. of Wetlands applicant we need to receive Inland Wetlands and Watercourse Commission approval.
- T. Faulise closed the public hearing at 7:20 pm
- T. Madonna stated that given the configuration of the land there isn't any other location to build a barn.
- T. Faulise stated that the applicant meets all other zoning requirements.
- **MOTION:** J. Savino Made a motion, which was seconded by T. Madonna to approve application as presented. The motion passed unanimously.

5. Old Business

- A. Approval of Minutes of the March 4, 2018 Regular Zoning Board of Appeals Meeting Minutes.
- Chair Theodore A. Faulise asked for any corrections or omissions.
 - **MOTION:** D. Button made a motion, which was seconded by M. Manning to accept the Minutes of the March 4, 2018 Regular Zoning Board of Appeals Meeting Minutes with the correction on page 3. The motion passed unanimously.

6. Adjournment

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

- **MOTION:** T. Madonna made a motion, which was seconded by J. Savino to adjourn the meeting at 7:28 P.M. The motion passed unanimously.

Respectfully Submitted,
Kate Lacasse
Recording Secretary