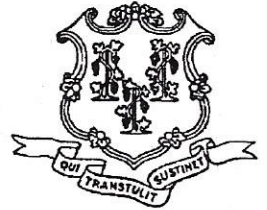




# Town of Griswold

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



**GRISWOLD ZONING BOARD OF APPEALS  
REGULAR MEETING MINUTES  
June 6, 2018  
GRISWOLD TOWN HALL – FIRST FLOOR MEETING ROOM**

*Carrie P...  
2018 JUN 14 AM 9:00*

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

**1. Call to Order**

Chairman T. Faulise called the meeting to order at 7:03 P.M.

**2. Roll Call**

**Present:** Theodore Faulise - Chairman, Alternates Duane Button, Joseph Savino, Town Planner Mario Tristany, and Recording Secretary Kate Lacasse

**Absent:** William Przylucki, Dorothy Faulise-Doucette, Mary Ann Manning, Thersea Madonna and Gordon Santerre.

**3. Determination of Quorum**

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

- Chairman T. Faulise stated, we do have a quorum to conduct business and to hold a public hearing but without four concurring votes we are unable to pass variances.

**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.

- Applicant Leon Laroux was present. Applicant stated that he recently purchased the property and would like to convert the now single family home back to the original two family home.
- Applicant has notified all abutters. Certified mail receipts were submitted into the record. One neighbor was not in agreement.
- Applicant stated the proper building permits were never filed to convert the home from a two family dwelling to a one family. With that being said applicant feels as though the conversion would be a correction.
- Chairman T. Faulise stated that it was definitely a two family dwelling originally. Discussion followed.

- Chairman T. Faulise stated that there was no one in the audience for or against granting the variance.
- **MOTION:** A motion was made by D. Button, which was seconded by J. Savino to continue the Public hearing on the July 3, 2018 Special Zoning Board of Appeals meeting. All members were in favor.

**B. ZBA 05-18 Courtney Burns, 42 Leha Ave, Griswold, CT.** Requesting relief from Section 10.4 Griswold Zoning Regulations to reduce the required side yard setback from 15 ft. to 11 ft. to construct a 26 ft X 36 ft metal garage. Property is Zoned R-40.

- Applicant Courtney Burns was present. Applicant stated that they need a variance to reduce the side yard setback from 15' to 11' in order to build a 26'x 36' prefabricated metal garage at the end of her driveway. Applicant is unable to build the garage in any other location due to small lot and location of leeching field.
- Applicant has notified all abutters with certified letters. Certified mail receipts were submitted into the record.
- T. Faulise asked if there was anyone for or against granting the variance.
- Dave Vieaux, 59 Leha Avenue stated that he is concerned that the garage will be used for more than just the home owner's personal use, in the past the home owner has repaired vehicles to sell. He would like to be sure that the garage will not be used for commercial use.
- Applicant stated that the garage will strictly be used to repair and store their personal vehicles.
- Chairman T. Faulise stated that he would like to put a height stipulation on the record. The height of the garage may not surpass the 12 ft to the side wall as stated in the application.
- **MOTION:** D. Button made a motion, which was seconded by J. Savino to continue the Public hearing on the July 3, 2018 Special Zoning Board of Appeals meeting. All members were in favor.

**C. ZBA 06-18 Dean Forier, 364 Roode Road, Griswold, CT.** Requesting relief from Section 10.4 Griswold Zoning Regulations to reduce the required side yard setback from 15 ft. to 8 ft. to construct a 24 ft X 24 ft. metal garage. Property is Zoned R-60.

- Applicant Dean Forier was present. Applicant stated for the record that his last name was spelled incorrectly in the Legal Notice posted in the Norwich Bulletin.
- Applicant has notified all abutters with certified letters. Certified mail receipts were submitted into the record.
- Applicant stated he wishes to build a 24'x 24' prefabricated one story garage.
- Applicant stated his small lot size keeps him from building the garage in any other location.
- T. Faulise asked if there was anyone for or against granting the variance.
- Kathie Brodier, an abutter stated that she does not have any objection to Dean Forier building the garage.

- **MOTION:** J. Savino made a motion, which was seconded by D. Button to continue the Public hearing on the July 3, 2018 Special Zoning Board of Appeals meeting. All members were in favor.

5. **Old Business**

- A. Approval of the May 02, 2018 Regular Zoning Board of Appeals Meeting Minutes.
- Chair Theodore A. Faulise asked for any corrections or omissions.
  - **MOTION:** J. Savino made a motion, which was seconded by D. Button to accept the minutes of the May 02, 2018 Regular Zoning Board of Appeals Meeting Minutes. 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 7:36 P.M. The motion passed unanimously.

Respectfully Submitted,  
Kate Lacasse  
Recording Secretary