



# Town of Griswold

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



**GRISWOLD ZONING BOARD OF APPEALS  
SPECIAL MEETING MINUTES  
JULY 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 7:03 P.M.

**2. Roll Call**

**Present:** Theodore Faulise - Chairman, William Przylucki, Thersea Madonna and Gordon Santerre, Duane Button, Joseph Savino, Town Planner Mario Tristany, and Recording Secretary Kate Lacasse  
5 People of Interest

**Absent:** Dorothy Faulise-Doucette and Mary Ann Manning,

**3. Determination of Quorum**

Chairman T. Faulise appointed Duane Button to sit for William Przylucki and Joseph Savino to sit for Mary Ann Manning. 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.

- Public Hearing reconvened from the June 6, 2018 regular meeting.
- 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 T. Madonna, which was seconded by J. Savino to approve application ZBA 03-18 as amended. The motion passed unanimously.

**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.

- Public Hearing reconvened from the June 6, 2018 regular meeting.
- Applicant Courtney Burns submitted a letter of withdrawal for application ZBA 05-18. The Letter stated that due to incorrect measurements on the application she wishes to withdraw her application.
- **MOTION:** T. Madonna made a motion, which was seconded by D. Button to accept the letter of withdrawal for application ZBA 05-18. The motion passed unanimously.

**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.

- Public Hearing reconvened from the June 6, 2018 regular meeting.
- Applicant Dean Forier was not present.
- 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 done not have any objection to Dean Forier building the garage.
- M. Tristany Jr. stated that a corrected legal notice was posted in the Norwich Bulletin.
- **MOTION:** T. Madonna made a motion, which was seconded by D. Button to approve application ZBA 07-18. The motion passed unanimously.

**D. ZBA 07-18 Alan Babik, 184 Lethem Drive, Griswold, CT** requesting relief from Sections 10.3, 10.4, 10.4.1 and 10.5, Griswold Zoning Regulations to reduce the front yard from 50 ft. to 9 ft., Side yard from 30ft. to 5.9ft and 15 ft. to 4.0 ft. Increase Lot Coverage from 15% to 26% to construct a 24 ft. X 34ft 2 – Story garage addition. Property is zoned R-60. And relocate existing out building from the left side of the property to the right side.

- T. Maddnna recused herself from application ZBA 07-18.
- Demian Sorrentino of Boundaries, LLC was present to represent Applicant.
- Proof of certified mailing receipts was submitted into the record.
- Letter dated July 3, 2018 from Erma Imperato, Abutter stating that she doesn't have any objections to the requested variances was submitted for the record.
- Demian Sorrentino stated that the home owner Allan Babik wishes to construct a 24' X 34' two story garage with access doors on each side. Home owner would additionally like to relocate existing outbuilding 4 ft from the property line.
- Demian Sorrentino stated that due to the fact the property is zoned R-60 and small lot size; any improvements to the property require variances.
- The Public Hearing was closed at 7:38pm.
- **MOTION:** W. Przylucki made a motion, which was seconded by G. Santerre to approve application ZBA 07-18. The motion passed unanimously.

#### 5. Old Business

- A. Approval of the June 06, 2018 Regular Zoning Board of Appeals Meeting Minutes.
  - Chair Theodore A. Faulise asked for any corrections or omissions.
  - T. Faulise stated that on page 3, D. Button made the motion to adorn.
  - **MOTION:** J. Savino made a motion, which was seconded by D. Button to accept the minutes of the June 06, 2018 Regular Zoning Board of Appeals Meeting Minutes with the mentioned correction. The motion passed unanimously.

#### 6. Any Other Business

- M. Tristany read a letter of resignation from Dorothy Faulise-Doucette for the record.

#### 7. Adjournment

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

- **MOTION:** W. Przylucki made a motion, which was seconded by D. Button to adjourn the meeting at 7:42 P.M. The motion passed unanimously.

Respectfully Submitted,  
 Kate Lacasse  
 Recording Secretary