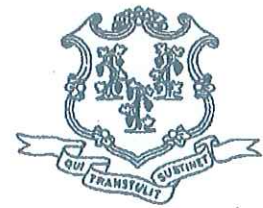




Town of Griswold

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



GRISWOLD ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
August 04, 2021
GRISWOLD TOWN HALL MAIN MEETING ROOM
28 MAIN STREET, JEWETT CITY, CT 06351

2021 AUG -5 AM 9:18
Dawn P. Munger, Asst.

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

1. Call to Order

Chairman T. Faulise called the meeting to order at 7:07 P.M.

2. Roll Call

Present: Theodore Faulise, Joseph Savino, Duane Button, William Przylucki, Mathiew Picco, Christopher Chastang, Mario J. Tristany, Jr., Town Planner / ZBA Technical Advisor
3 People of Interest

Absent: Lee Zabbo, Gordon Santerre

3. Determination of Quorum

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

4. Approval of minutes

- Regular Meeting held on February 03, 2021
- Chairman Faulise asked members if they had any questions or comments regarding the June 02, 2021, minutes
- Chairman Faulise asked for a motion on the minutes
- Commissioner W. Przylucki made a motion to approve the February 02, 2021, meeting minutes
- The motion was seconded by Commissioner J. Savino
- The minutes were approved unanimously as presented

5. Matters Presented for Consideration

ZBA Application 04-2021 Alexander W. & Denise Dzialo, 115 Cedar Lane, applicants to construct a 24 ft. x 26 ft. addition to existing garage varying Section 10.3 of the Griswold Zoning Regulations to reduce the Front Yard Setback from 50 ft. required to 21 ft. provided.

- Chairman T. Faulise read ZBA Application 04-2021 into the Public Hearing record
- Chairman T. Faulise asked if there was anyone present to represent the application

- D. Sorrentino from Boundaries, LLC stated that he was present and introduced the applicant A. Dzialo
- S. Sorrentino stated the following regarding ZBA Application 04-2021
 - The property is surrounded by land owned by John Osga
 - A total of 13 notices were sent to abutting property owners
 - Property is off Bethel Road and Cedar Lane goes easterly towards Pachaug Pond
 - Inside of the loop is 115 Cedar Lane
 - The Dzialo residence is located at 110 Cedar Lane
 - The zoning designation was changed to Residential R-60 which made these properties and other properties legal non-conforming lots
 - Other similar Boundaries, LLC ZBA applications were reviewed to better understand how to approach this application
 - Held the R-60 front yard setback of 50 feet even though Osga Lane is not a town accepted road
 - Have a unique hardship because the setback applies to the whole perimeter
 - The existing building is entirely within the front yard setback area
 - Very little area left to construct the proposed addition
 - 110 Cedar Lane is an undersized lot
 - The proposed building height conforms and no variance is required
 - Applied for the front yard setback variance
- D. Sorrentino referenced letters from abutting property owners and read a fourth letter received from Laurie Jeffers into the record
- Chairman Faulise read the following letters into the record
 - July 22, 2021, letter from Daniel Mackin
 - July 22, 2021, letter from John Osga, Jr.
 - July 22, 2021, letter from Sidney Gardner
- Chairman Faulise noted that all the letters are in support of the variance application
- Chairman Faulise asked the applicant if the proposed garage addition will match the roof line of the current garage
- Applicant A. Dzialo stated yes and that the height will also be the same and noted the following
 - The garage addition is being designed by an architect
 - The garage addition will be built by a contractor
- Chairman Faulise asked what the FF 501 stood for
- D. Sorrentino stated that this is the First-Floor building elevation
- Chairman Faulise asked if there was anyone else present to speak in favor or against the application
- There being no one, Chairman Faulise ask the Board members if they had any questions
- There being none, Chairman Faulise closed the Public Hearing at 7:17 p.m.
- Chairman Faulise asked for a motion on the application
- Commissioner W. Przylucki made a motion to approve ZBA Application 04-2021 as presented
- The motion was seconded by Commissioner M. Picco and the Board unanimously voted to approve ZBA Application 04-2021 as presented.

- Chairman Faulise noted that the June 02, 2021, minutes were not approved at the July meeting as a quorum (4 members) were not present
- Chairman Faulise asked if any member had any questions, additions, or changes to the minutes
- There being none, Chairman Faulise asked for a motion to accept the minutes as presented
- Commissioner D. Buttons made a motion to approve the June 02, 2021, minutes as presented
- The motion was seconded by Commissioner M. Picco and the Board unanimously voted to accept and approve the June 02, 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 at 7:25 p.m.
- Commissioner W. Przylucki made a motion 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.
Town Planner & technical Advisor to the ZBA