



Town of Griswold



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**GRISWOLD ZONING BOARD OF APPEALS
REGULAR /PUBLIC HEARING MEETING
GRISWOLD TOWN HALL**

**APPROVED MINUTES
JULY 6, 2016**

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

1. Call to Order

Theodore Faulise, Chairman, called this meeting of the Griswold Zoning Board of Appeals to order at 7:00 p.m.

2. Roll Call

Present: Theodore A. Faulise, Dorothy Doucette, Maryann Manning, Alternates Duane Button, Alex Grezlak, Joseph Savino, Recording Secretary Donna Szall

Absent: Ronald Jodoin, William Przylucki

T. Faulise asked for a moment of silence for the passing of Ronald Jodoin who had been a member of the Zoning Board of Appeals for 30 years.

3. Determination of Quorum

T. Faulise appointed D. Button to sit for R. Jodoin and J. Savino to sit for W. Przylucki as voting members. There was a quorum for this meeting of the Zoning Board of Appeals.

4. Matters Presented for Consideration

A. ZBA 01-17 KOBELSKI, KEVIN AND LAURIE, PROPERTY AT 83 OSGA LANE, GRISWOLD. Requesting relief from Griswold Zoning Regulations Section 10. 3 in order to reduce the front yard requirement from 50 feet to 37 feet and Section 10. 4 to reduce the right side yard requirement from 30 feet to 10 feet, and to reduce the right side yard requirement from 30 feet to 16 feet in order to construct a 20 foot by 24 garage and to add a porch; and relief from Section 10.4.1 from 15 feet to 4 feet on all sides in order to construct a 10 ft. by 18 foot shed. Property is zoned R-80.

D. Szall stated that the property is zoned R-60 not R-80. T. Faulise made the correction to the zone.

T. Faulise asked if the applicant or a representative present. T. Faulise asked for the abutters' notifications. Kevin Kobelski submitted three abutters' notifications for the record. T. Faulise noted them for the record.

T. Faulise asked K. Kobelski to explain what he wanted to do and what the hardship was. K. Kobelski stated that he wanted to withdraw his application for the garage after speaking with his neighbor who had concerns and he wanted to work things out with his neighbor.. T. Faulise stated that the portion for the garage is to be withdrawn and asked for a motion to accept the withdrawal of the garage.

MOTION: D. Doucette moved to accept the withdrawal of the garage from the application. J. Savino seconded the motion. All were in favor. The motion was carried.

K. Kobelski stated that he wanted to remove the existing shed which is 10 feet wide and 9 feet long; he showed a photograph of this shed. He stated that the new shed will be 10 feet by 18 feet. T. Faulise asked about the property line. K. Kobelski stated that the shed is five feet off of the property line. D. Doucette

stated that she looked at the property and that the lots there were all very small. She stated that he is going to extend the shed. T. Faulise asked what the square footage of the shed would be. K. Kobelski stated that the new shed will be 180 sq. ft and 14 ft. high. T. Faulise asked if the shed would be sitting on the ground. K. Kobelski stated that it will be on a gravel base with come 4 by fours. T. Faulise asked if this shed would obstruct any views. T. Faulise stated that the shed is already non-conforming, and he is only going to extend the line of the shed and is not encroaching closer to the property line. T. Faulise asked about the porch. K. Kobelski stated that the house has a gambrel roof; and in the winter. He explained that the snow slides off the roof at the front door; and that it was dangerous. He stated that there is an existing deck that wraps around now; and he wants to add a four foot roof. D. Doucette asked if he would be changing the size of the deck. K. Kobelski stated no. T. Faulise stated that you are just covering the existing deck. K. Kobelski stated yes. T. Faulise asked what the pitch would be. K. Kobelski stated that he has to determine the pitch.

T. Faulise asked if there were questions from the Board. There were no questions from the board. T. Faulise asked if there was anyone here who wants to speak in favor of this application; he asked if anyone here was opposed.

Sandra Nagle 79 Osga, stated that she was in favor of the shed.

T. Faulise stated that there was no correspondence for or against the application in the file. He closed the public hearing at 7:10 p.m. He entertained a motion.

MOTION: D. Doucette moved to accept the application as presented without the garage. J. Savino seconded the motion. All were in favor. The motion was carried.

T. Faulise explained the 15 day appeal period and you will receive a certified letter and a form to record with the town clerk.

T. Faulise asked for questions from the board. Hearing none, he closed the public hearing.

He asked for discussion. M. Manning stated that the edges of it are the same as it was before; it is not any closer or farther away. T. Faulise stated that the existing property lines are not being increased upon any more. He stated that he did not have any objection; it is to protect the property values and none of the abutters who were notified are here. He asked for a motion:

MOTION: D. Doucette moved to approve the variance as presented. M. Manning seconded the motion. All were in favor. The motion was carried.

T. Faulise explained that there is a 15 day appeal period after the decision appears in the newspaper. He stated that she will get a certified letter of the Boards approval. J. Poznanski thanked the board and left the meeting.

5. Old Business

A. Approval of Minutes of March 2, 2016

T. Faulise asked for any corrections or omission; D. Button stated that for Item 3 in reads L. Button and should be D. Button. D. Szall stated that she will make those corrections. T. Faulise asked for any other corrections or omission; hearing no other corrections, he asked for a motion.

MOTION: M. Manning moved to accept the minutes with the corrections. D. Button seconded the motion. All were in favor. The motion was carried.

6. New Business

A. Discussion to replace Ronald Jodoin as a regular member.

T. Faulise asked D. Szall to send a letter to the Board of Selectmen about the vacancy. There was discussion of this matter. D. Szall will send a letter to the Board of Selection. T. Faulise asked members to call him with any recommendations for the vacancy.

7. Correspondence

There was no correspondence.

8. Adjournment

T. Faulise asked for any other business; hearing none, he asked for a motion to adjourn. D. Button moved to adjourn. M. Manning seconded the motion. All were in favor. The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary