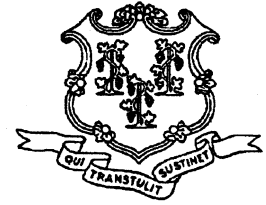




# Town of Griswold

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



**GRISWOLD ZONING BOARD OF APPEALS  
REGULAR MEETING MINUTES  
DECEMBER 02, 2020  
GRISWOLD MIDDLESCHOOL - GYMNASIUM**

## **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, Mathew Picco, Duane Button, William Przylucki  
Mario J. Tristany, Jr., Town Planner,  
5 People of Interest

**Absent:** Lee Zabbo, Joseph Savino, Gordon Santerre

### **3. Determination of Quorum**

Chairman T. Faulise sat introduced the new ZBA Chris Chastang and sat Chris for Joseph Savino. Chairman Faulise also noted that Alternate Member Duane Button is now a Regular ZBA Member. It was determined that a quorum of the Board was seated.

### **4. Approval of Minutes**

Chairman Faulise asked if there were any corrections or additions to the November 04, 2020 meeting minutes. There being none, Chairman Faulise asked for a motion to accept and approve the November 04, 2020 meeting minutes.

Commissioner Picco made a motion to accept and approve the November 04, 2020 meeting minutes. The motion was seconded by Commissioner Button and the Board unanimously voted to approve the minutes.

### **5. Matters presented for Consideration:**

**A. ZBA 01-2021 Kevin M. and Eileen O. Roxbee, 18 Myrtle Road, Griswold, CT Applicant desires to increase Lot Coverage from 15 percent to 27.8 percent in order to construct a 16 ft. x 28 ft. addition to existing house and to construct a 24 ft. x 24 ft. detached garage and 1,190 sq. ft. of new driveway.**

- Chairman Faulise asked if there was anyone present to represent the application.
- Damien Sorrentino from Boundaries, LLC was present to represent the application

- Damian presented the certified mail receipts for the notification to the abutting property owners
- Damian noted that the property was re-zoned to an R-60 classification from an R-40 classification
- Damien stated that the existing house is approximately 700 sq. ft. in area with two decks and an accessory bunk building approximately 350 sq. ft. in size, and there is a patio by the pond which is approximately 503 sq. ft.
- Damien noted that the total impervious coverage is 1,986 sq. ft. which equals 13.2 percent coverage. The R-60 zone permits up to a 15 percent maximum coverage
- Damien noted that the new impervious coverage after the renovation completions would be 27.2 percent
- Damien stated that the existing septic system will be removed and a new system will be constructed. A reference was made to the Uncas Health District approval letter for the proposed septic system. It was further noted that the system was limited to a two bedroom home
- Damien commented that a 24 ft. by 24 ft. detached garage was also planned for the property
- Chairman Faulise noted that a copy of the subject letter was in the file, but accepted the letter from Damien and marked it as Exhibit B
- Damien noted that the existing driveway is currently shared with the abutting property to the north
- Damien stated that the total impervious coverage post development is 4,185 sq. ft. divided by 15, 500 equals 27.8 percent lot coverage. It was noted that all of the neighborhood lots are undersized
- Commissioner Picco referenced the proposed garage and commented that its location is approximately where the bunk building is located
- Damien stated yes, approximately the same area
- Chairman Faulise asked about the well that is currently shared
- Damien noted that a new drilled well is planned so the existing well will no longer be shared
- Chairman Faulise asked if there was anyone present to speak in favor of the application
  - There being no one, Chairman Faulise asked if there was anyone present to speak in opposition to the application
- Eric Krason of 20 Myrtle Road stepped forward and noted that his property abuts 18 Myrtle Road and he shares both the well and driveway
- Eric stated that he is concerned with the shared driveway and the shared well and noted that if the shared driveway is removed he will no longer be able to access his property
- Eric noted that he was never contacted about the application and was made aware of the application when he received the mailing notification

- Damien stated that he was filling in for the project manager and commentated that it was his understanding that the abutter had been notified and that there was communication between the applicant and the abutter
- Eric stated that he was concerned about the new well and its potential impact to his existing dug well
- Damien stated that the purpose of the 75 ft. well radius was to insure that a septic system is not located within the well radius
- Chairman Faulise stated that we are not going to get involved with the well and septic system as these are regulated by the State Health Department and Uncas Health
- Commissioner Picco stated that he went to the 18 Myrtle Road property and could not see how the driveway is shared
- Damien commented that the width of the driveway apron at the property line is 12 ft. wide and 4 ft. is on the Roxbee property and the remaining 8 ft. is on the Krason property
- Richard Krason, father of Eric Krason was present and gave a brief history of how the two properties were purchased by friends thus the shared well and driveway
- Richard further commented that the ground conditions at his son's property consists of rock outcrops which make it impossible to create a new driveway
- Damien noted that the reason for the fill material is to support the new septic system
- Chairman Faulise stated that he would like to continue the Public Hearing to the January 06, 2021 meeting to allow the applicant to meet with the neighbor to discuss the issues
- Commissioner Picco made a motion to continue the Public Hearing to the January 06, 2021 meeting. The motion was seconded by Commissioner Przylucki and the Board unanimously voted to table the application

**B. ZBA 02-2021 Jeffrey W. Johnson, 96 December Drive, Griswold, CT Applicant desires to Reduce Lot Area from 60,000 sq. ft. to 22,000 sq. ft. Lot currently contains 33,000 sq. ft. and is legally non-conforming. Applicant desires to sell a 110 ft. x 100 ft. Section to 74 Monroe Avenue.**

- Chairman Faulise asked if there was anyone present to represent the applicant
- Attorney Bill McCoy stated that he was present to represent ZBA Application 02-2021
- Attorney McCoy presented the certified mailing receipts to the abutting property owners
- Attorney McCoy presented several documents including a 1950's subdivision map and noted that all of the lots are legally non-conforming lots and they are all built out
- Attorney McCoy stated that the Johnson property would be more non-conforming and noted that if the variance is granted, the previously approved rear yard variance would no longer be needed
- Chairman Faulise asked about the "Paper Street" that is shown on the 1950 plan

- Attorney McCoy referenced that the expectation was that paper streets would become town roads
- Attorney McCoy stated that the lots range between 13,000 sq. ft. to 15,000 sq. ft. in area
- Attorney McCoy noted that the Johnson property consisted of three lots
- Chairman Faulise asked if the lots are separate or combined
- Attorney McCoy noted that the lots are merged and referenced a statute that required lots to be merged for building purposes
- Commissioner Picco mentioned the variance that had been granted
- Chairman Faulise asked what is the hardship
- Attorney McCoy responded by saying the R-60 zone change
- Eric Brown, the abutter that desires to purchase the piece of the Johnson property stated that the area would be used as a play yard for his children
- Chairman Faulise asked to close the Public Hearing and referenced the email from Attorney Mark Branse and highlighted the salient points in the email
- Attorney McCoy stated that the Branse comments do not relate to the Brown property
- Commissioner Przylucki made a motion to close the Public Hearing at 7:40 p.m.
- Chairman Faulise referenced the R-60 zone change by the Griswold Planning and Zoning Commission
- Commissioner Button noted that he has a couple of non-conforming properties and was always under the impression that they could not be made more non-conforming
- Commissioner Button made a motion to table the Public Hearing. The motion was seconded by Commissioner Przylucki and the Board unanimously voted to table the application to the January 06, 2021 meeting
- Chairman Faulise stated that he would contact Attorney Mark Branse about the application

6. **Any Other Business that may properly come before the commission**

- Chairman Faulise asked Town Planner Mario Tristany if there was any other business to report
- Town Planner Tristany stated no

7. **Adjournment**

Chairman T. Faulise asked for a motion to adjourn tonight's meeting at 7:45 p.m.

- Commissioner Picco made a motion, which was seconded by Commissioner Przylucki to adjourn the meeting at 7:45 p.m. The motion passed unanimously.

Respectfully Submitted,

*Mario J. Tristany Jr.*

Mario J. Tristany, Jr.  
Town Planner & ZBA Technical Staff