



Town of Griswold



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GRISWOLD ZONING BOARD OF APPEALS

REGULAR MEETING MINUTES

JANUARY 5, 2011

**Unapproved Minutes
FOR DISCUSSION ONLY**

GRISWOLD TOWN HALL

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 7:03 p.m.

2. Roll Call

Present: Theodore A. Faulise, Dorothy Doucette, Ronald Jodoin, William Przylucki, Alternates Louis Demicco, III, Maryann Manning, Duane Button, Recording Secretary Donna Szall

Absent: Ronald Anthony

3. Determination of Quorum

T. Faulise appointed M. Manning for R. Anthony. There was a quorum for this regular meeting of the Zoning Board of Appeals.

R. Jodoin thanked M. Manning and D. Button for attending the meeting last month since there would not have been a quorum for that meeting without them.

4. Matters Presented for Consideration

A. ZBA 08-11 Pepin, Judith A. 51 Leha Avenue, Jewett City CT 06351. Property location: 15 Leha Avenue, Griswold. Requesting relief from Town of Griswold Zoning Regulations Section 10.4.1 to reduce the left side yard requirement from 15 ft. to 7 ft. in order to construct an 18 ft. by 21 ft. shed. The property is zoned R-40.

T. Faulise asked if the applicant was present. Judith Pepin presented her application. T. Faulise asked for the abutters' notifications. She submitted the abutters' notifications for the record. T. Faulise asked her to explain her reason for the variance and the hardship.

R. Jodoin stated that he spoke to J. Pepin and that there wasn't any doubt in his mind that she didn't realize that a variance was required. He stated that the neighbor had no problem with it.

T. Faulise asked if it was a pre-built shed. J. Pepin stated that half of it was a pre-built shed and they put a front and a back on it. J. Pepin explained that she there was a pre-existing shed and that they wanted to replace it with a bigger shed. She stated that when she went to the town hall, she was told that she needed to obtain a variance for the new shed.

T. Faulise asked her to come up to explained the location of the shed in the photograph. D. Doucette asked if the old shed was being removed. J. Pepin stated yes, it will be removed. T. Faulise stated that an aerial photo shows a natural buffer to the left of the shed on the neighbor's side.

T. Faulise stated that L. Demicco arrived at 7:05 p.m.

T. Faulise stated that there was no correspondence in the file either for or against the application. He asked if there was anyone to speak in favor of the application. Mark Lathrop stated that he was the closest abutter and he stated that he had no objection to the shed.

T. Faulise stated that there was no one else to speak in favor and there was no one present who was opposed. He asked for comments or questions from the board. R. Jodoin stated he looked over the site that he had no problem with the location of the shed.

T. Faulise closed the public hearing asked for a motion. R. Jodoin made a motion to grant the variance as presented. D. Doucette seconded the motion. There was no discussion of the motion. All were in favor. The motion was carried.

T. Faulise explained the 15 day appeal period after the decision appears in the newspaper for anyone to challenge the decision.

5. Old Business

A. Approval of the minutes from December 1, 2010.

T. Faulise asked for any corrections or omissions to the minutes. R. Jodoin made a motion to accept the minutes as presented. W. Przylucki seconded the motion. All were in favor. The motion was carried

T. Faulise stated that we delayed electing officers until there are more regular members. He opened the floor to nominations for chairman, vice chairman and secretary. R. Jodoin nominated R. Anthony secretary. D. Doucette seconded the nomination. All were in favor. The motion was carried. W. Przylucki nominated D. Doucette for vice chair. R. Jodoin seconded the motion. All were in favor. The motion was carried. R. Jodoin nominated T. Faulise as Chair. W. Przylucki seconded the motion. All were in favor. The motion was carried. The officers are T. Faulise, as Chair, D. Doucette as Vice Chair, and R. Anthony as Secretary.

6. New Business

There was no new business.

7. Correspondence

8. Adjournment

T. Faulise asked for any other business. R. Jodoin made a motion to adjourn. W. Przylucki seconded the motion. All were in favor. The meeting adjourned at 7:12 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary