



# Town of Griswold



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## GRISWOLD ZONING BOARD OF APPEALS REGULAR MEETING MINUTES

JANUARY 7, 2009

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 7:00 p.m.

#### 2. Roll Call

**Present:** Theodore A. Faulise, Ronald Jodoin, William Przulucki Alternates Louis Demicco, III, Maryann Manning, Jeffrey Petersen, Recording Secretary Donna Szall

**Absent:** Ronald Anthony, Dorothy Doucette

#### 3. Determination of Quorum

T. Faulise appointed J. Petersen to sit for R. Anthony and M. Manning to sit for D. Doucette. There was a quorum for this regular meeting of the Zoning Board of Appeals.

L. Demicco arrived at 7:05 p.m.

T. Faulise explained that there are corrections to the application and if there are no objections, he would correct Section 7.19.1 to read Section 7.1.9 and Section 14.1.14 to read Section 14.1.4. There were no objections.

#### 4. Matters Presented for Consideration

**A. ZBA 07-09 St. Mary Catholic Church, 34 North Main Street, Jewett City, CT. Property location: 54 North Main Street, Jewett City.** Requesting relief from Town of Griswold Zoning Regulations for Section 7.1.9 to allow multi-family units at street level, as well as below and above street level; Section 9.4 to reduce the side yard requirement from 15 ft. to 10 ft to allow for driveway access; Section 9.8.2 to reduce the minimum lot area from 1.5 acres for up to 6 dwelling units to 1.5 acres for up to 30 dwelling units; Section 11 Waiver in its entirety of the parking and loading requirements. Section 12.6.1 Waiver in its entirety, the landscaping, screening buffer and architectural requirements; Section 14.1.4 Waiver in its entirety the 50 percent assessed valuation limitation for structural alterations to a non-conforming building in order to create up to 30 units of Senior housing for low income residents; Appendix A Waiver of all local municipal applications fees, other than those defined as "state fees" The property is in a BC zoning district.

T. Faulise asked the applicant to state his name. Joe Mastronunzio was present on behalf of Sheldon Oak Central, a non-profit group working with St. Mary Parish.

T. Faulise asked if J. Mastronunzio had the green cards. J. Mastronunzio stated that 20 were mailed and 18 came back and 2 were undeliverable. He stated that Laif Overmoyer is present representing the architect who will give a brief overview of the project.

Laif Overmoyer, Harry Shadler Associates, Architects, gave a brief overview of the proposed project. He explained that the parking for the site would remain the same but that the traffic flow would change from one side to the other side. He stated that there will be 28 spaces in the back of the building and 30 spaces on the side of the building for a total of 58 parking spaces where there would be overflow parking from the church on Sundays. He explained that there would be 25 to 30 one-bedroom units for low income elderly at St. Mary School; that the existing trees would remain, and that there would be covered access in front and in back as well as patio space. He explained the floor plans for the building there would be a community room, mechanical spaces and support spaces. He stated that it was a positive use to revitalize this building.

J. Mastronunzio explained that everyone recognizes St. Mary School as a landmark in town and is a recognized part of the fabric of the community. He explained that the façade of the structure would not be changed and the front will be kept with the nice trees, the walkway and paths. He explained that the HUD funding is for low income seniors and rents would be 30 percent of their adjusted gross income with HUD picking up the balance. He stated that Jewett City and Griswold has a tremendous senior population and they are struggling to make ends meet on very tight fixed incomes. He also explained that should the project be funded, it would still be under the auspices of St. Mary Parish and will be affiliated with Sheldon Oaks Central, a non-profit group, so the property would bring tax revenue to the community. He explained that St. Mary School is located in the revitalization zone for the Borough and that the State DECD is looking for viable projects and that this would be a viable project.

J. Mastronunzio explained that the variances being sought are due to the size of the property, and the facility, the set back requirements for the side yard since this property would be subdivided from the rest of the church property that includes the rectory and the convent where the driveway access would impact the side variance. He stated that the fire and other emergency agencies would want two points of access for this facility.

R. Jodoin asked what would become of the playground area on the right of the school. J. Mastronunzio explained that it would be converted to as many parking spaces as possible and that the playscape could even be donated to the community.

R. Jodoin asked if the housing would be for 62 years or older and if it included younger people who are disabled to be allowed to live there. J. Mastronunzio explained that it would be for 65 years and older only since the funding is from the HUD 202 program has an age restriction specifically limited to age 65 years or older low income elderly.

T. Faulise asked if there would be some deed restriction to allow the church to use the parking on Sundays. J. Mastronunzio stated that there would be something designated for a perpetual right to use designated spaces for Mass hours. There was discussion of this matter.

J. Petersen stated in regard to the side yard variance, he was concerned that the children using the convent for Sunday school would there be some sort of post and chain restrains to keep the children from exiting directly on to the driveway access. J. Mastronunzio stated that some sort of restraint could be utilized.

T. Faulise asked about the waiving for relief of the application fees in Appendix A and if it was in the regulations anywhere. J. Mastronunzio stated that Appendix A is at the end of the zoning regulations and that it was a suggestion from staff to seek relief from the municipal fees only since it

was formally a church property will be coordinated by a non-profit group but not relief from the state fees. There was discussion of this matter.

R. Jodoin asked for an explanation of the 50 percent assessed valuation limitation. J. Mastronunzio explained that in the zoning regulations there is a limitation for structure alterations and rehabilitation where the alterations cannot exceed 50 percent of the value of the structure and that this project would absolutely exceed more than 50 percent of the assessed value of the structure because of sprinkler systems, elevator, kitchens, bathrooms for this project.

T. Faulise asked when all the permits are in place, will the property be transferred to this development company or will the church do the work then turn it over? J. Mastronunzio explained that it will be conveyed to the non-profit entity that will have church members on its advisory board and members of the community at large and the facility must remain as affordable senior house for a minimum of 40 years as part of the HUD funding. There was discussion of this matter.

J. Petersen asked if the facility would be similar to St. Jude. J. Mastronunzio stated that he was not that familiar with St. Jude and explained that it would be like the Ida B. Wells senior housing in Hartford. L. Overmoyer stated that it would be an independent living facility. J. Mastronunzio stated that there would be on site staff for certain services.

T. Faulise asked if there was anyone else to speak in favor of this project. All the people in the room raised their hands. They signed their names to a sheet of paper that will be placed in the file.

Eugene Malek asked where the elevator would be located and suggested that it be at the back of the building. J. Mastronunzio explained that it would be located at the back near the rear entrance and showed the location on the site plan.

Patrick Collins asked about the line of trees in the rear parking lot and was concerned that they would obstruct the fire trucks would have a problem with the swing of the ladder truck. J. Mastronunzio stated that it was a design on the site plan and that the playground is exactly 100 feet from the back of the building to the fence that abuts the properties on Mathewson Street. He stated that the green space can be located in other areas to allow for a clean access for fire trucks.

T. Faulise asked if there was anyone to speak against the project. There was no one to speak against the project present. He stated that there is a letter in the file dated 12/22/08 from the Jewett City Water Company that water service would be available. There was a letter dated 12/19/08 from the DPU that the waste water treatment will accommodate the expected flow from the conversion. There was discussion of this matter.

J. Petersen stated for the record, that he is a member of the church parish and ex officio member of the church counsel and has no involvement in these plans. R. Jodoin explained that he is member of the church parish as an usher.

T. Faulise asked for any closing comments or discussion from the board. He closed the public hearing at 7:35 p.m.

T. Faulise explained that this is very preliminary and is the first phase of this project and it must go before planning and zoning. This is a pre-existing facility and the parcel has uniqueness to it. T. Faulise entertained a motion. There was a question as to whether to grant each variance one at a time. There was discussion of this matter.

T. Faulise had a question on the waiver of fees. J. Mastronunzio explained that there will be many other fees. T. Faulise stated that this board has no authority to grant any type of fee waiver at the

state level or the local level and that this board grants variances based on the regulations. J. Mastronunzio stated that it would help the project and the parish. There was discussion of this matter.

T. Faulise asked for a motion. There was a suggestion by a member that the board should not set a precedent on the waiver of fees.

J. Petersen made a motion to grant the request presented tonight with the corrections that were entered into the record previously and with the understanding that the waiver of fees is not a precedent setting action and that the fees being waived have to do with the planning and zoning regulations and do not go beyond that scope. R. Jodoin seconded the motion. T. Faulise asked for discussion. He asked for a vote. All were in favor. The motion was carried.

T. Faulise explained the fifteen day waiting period to legally challenge the decision after it appears in the newspaper.

## **5. Old Business**

A. Approval of the minutes from December 3, 2008.

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

T. Faulise asked if there was any other old business. There was no other old business.

## **6. New Business**

There was no new business.

## **7. Correspondence**

There was no correspondence.

## **8. Adjournment**

R. Jodoin made a motion to adjourn. M. Manning seconded the motion. All were in favor. The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Donna M. Szall  
Recording Secretary