



# Town of Griswold



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**GRISWOLD ZONING BOARD OF APPEALS  
REGULAR MEETING  
MINUTES**

**APRIL 1, 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 7:05 p.m.

**2. Roll Call**

**Present:** Theodore A. Faulise, Ronald Jodoin, Ronald Anthony, William Przylucki Alternates Maryann Manning Louis Demicco, III Jeffrey Petersen, ZEO Peter Zvingilas, Recording Secretary Donna Szall

**Absent:** Dorothy Doucette

**3. Determination of Quorum**

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

**4. Matters Presented for Consideration**

**A. ZBA 08-09 Stachnik, William J. & Joan K., 9 Sheldon Circle, Griswold, CT.** Requesting relief from Town of Griswold Zoning Regulations for Section 10.4 to reduce the right side yard requirement from 30 ft. to 24 ft. in order to construct a 16 ft. by 20 ft deck. The property is in the R-40 zone.

T. Faulise asked William Stachnik to explain his request for a variance. He asked W. Stachnik for the green cards. W. Stachnik submitted the green cards. T. Faulise asked how many abutters were notified. W. Stachnik stated that there were three abutters notified.

W. Stachnik explained that the deck will be 16 feet wide and that it would not have ground access. T. Faulise asked if there would be a spiral staircase. W. Stachnik stated that he has considered a spiral stair case to make the house more ethically pleasing. R. Anthony asked the height of the deck. W. Stachnik stated that the deck will be higher than the garage ridge and align with the door.

T. Faulise asked if it was a small lot. W. Stachnik stated that it was about a half acre. He stated that his well was on a neighboring property. T. Faulise asked if it was a deeded right for the well location.

W. Stachnik stated that it was a deeded right. P. Zvingilas stated that the area drops off quite a bit so there isn't enough room for traditional stairs. There was discussion of this matter.

R. Jodoin stated that he looked at the property last week and spoke with W. Stachnik. R. Jodoin stated that it will make in look more uniform. He didn't have a problem with the variance request. P. Zvingilas stated that it was discussed about the deck being cantilevered and that this was a better solution to support the deck.

T. Faulise closed the public hearing and opened the floor for discussion. R. Jodoin had no problems with the deck. T. Faulise stated that it would not affect public health and safety. He stated that there was no correspondence either for or against the application in the file. There was no one here to speak either for or against.

R. Jodoin made a motion to grant the variance as presented. W. Przylucki seconded the motion. All were in favor. The motion was carried. T. Faulise explained the 15 day appeal period after the legal notice appears in the newspaper, after which the applicant can obtain a building permit.

## **5. Old Business**

A. Approval of the minutes from January 7, 2009

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

## **6. New Business**

P. Zvingilas asked if it was still practice that any stair egress can go out 3 feet toward the property line. T. Faulise stated that it still was practice only for a stair egress not more than 3 feet. P. Zvingilas asked if it would include Bilco's. T. Faulise stated no, Bilco's would require a variance.

## **7. Correspondence**

There was no correspondence.

## **8. Adjournment**

R. Anthony made a motion to adjourn. W. Przylucki seconded the motion. All were in favor. The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Donna M. Szall  
Recording Secretary