



Town of Griswold



28 Main Street
Griswold, CT 06351
Phone (860) 376-7060, Fax (860) 376-7070

GRISWOLD ZONING BOARD OF APPEALS REGULAR MEETING MINUTES

APRIL 7, 2010

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. The meeting was recalled to order at 7:10 pm due to the failure of the recording device.

2. Roll Call

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

Absent: Ronald Anthony, Louis Demicco, III

3. Determination of Quorum

T. Faulise appointed D. Button to sit for R. Anthony. There was a quorum for this regular meeting of the Zoning Board of Appeals.

4. Matters Presented for Consideration

- A. ZBA 13-10 Petersen, Katherine & Jeffrey, 73 Pachaug River Drive, Griswold, CT.**
Requesting relief from Town of Griswold Zoning Regulations Section 10.3 to reduce the front yard requirement from 50 ft to 15 ft and Section 10.4.1 to reduce the left side yard requirement from 15 ft. to 10 ft. in order construct a 28 ft. x 24 ft. garage. The property is zoned R-40.

T. Faulise asked if the applicant was present. Katherine Petersen submitted the abutters' notifications to the board. K. Petersen explained that they were requesting the variance to building a garage. She explained that the only location was at the front of the lot because of existing wetlands and septic tank and leaching fields and existing stonewalls and trees. T. Faulise asked her to show the location on the site plan. She showed the board the location of the lot on the site plan.

R. Jodoin stated that he looked at the site and that the proposed location is the only place because of the wetlands in the back. T. Faulise asked if there was a distance from the house. D. Szall stated that it is ten feet from the house if it is detached. K. Petersen stated that it would be further than 10 feet from the house. There was discussion of this matter.

T. Faulise asked if there was anyone to speak in favor. He asked if there was anyone opposed. He stated that there was no correspondence for or against in the file. He stated that it was a simple variance request and would not negatively impact the intent of zoning and he had no problem with it. He asked for further discussion; hearing none, he closed the hearing and asked for a motion.

R. Jodoin made a motion to grant the variance as presented. D. Doucette seconded the motion. All were in favor. The motion was carried.

T. Faulise explained the 15 day appeal period following publication in the newspaper.

B. ZBA 14-10 Goodwin, Jeffrey, 206 North Main Street, Jewett City, CT. Requesting relief from Borough of Jewett City Zoning Regulations Section 9.4 to reduce the left side requirement from 15 ft. to 7 ft. in order to construct a 12 ft by 15 ft addition. The property is zoned RC.

T. Faulise asked if the applicant was present. Jeffrey Goodwin submitted the abutters' notifications to the board. T. Faulise asked him to present his variance. J. Goodwin explained his variance to build a two story addition that the distance from his house to the fence was 15 feet and that the addition was 12 feet wide leaving 7 feet. R. Jodoin stated that all the houses on Brown Avenue are very close and it's very tight in there. T. Faulise asked the size of the lot. J. Goodwin stated that he didn't know. T. Faulise asked the size of the house. J. Goodwin stated that it was 2,000 s. f. and it is a duplex and the addition will be on the side. T. Faulise asked if there was city water and sewer. J. Goodwin stated yes. T. Faulise stated so there was no concerns with well or septic systems.

T. Faulise asked if there was anyone to speak for or against the application. He stated that there was no correspondence for or against in the file. He asked for questions from the board. R. Jodoin stated that all the lots were close there and what he is doing won't be a problem. D. Doucette stated that 12 feet wide is not very big. J. Goodwin stated that it would be a dining room downstairs and a bedroom upstairs; they just wanted more living space.

T. Faulise closed the public hearing and entertained a motion. W. Przylucki made a motion to grant the variance as presented. R. Jodoin seconded the motion. All were in favor. The motion carried.

T. Faulise explained the fifteen day appeal period.

5. Old Business

A. Approval of the minutes from February 3, 2010.

T. Faulise asked for corrections or omissions. D. Doucette 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

There was no new business.

7. Correspondence

T. Faulise asked if there was an appeal to the decision of the Michels litigation. D. Szall explained that any further appeal is now not considered to be an appeal of right. There was discussion of this matter.

8. Adjournment

R. Jodoin made a motion to adjourn. D. Doucette seconded the motion. All were in favor. The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary