



# Town of Griswold



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

**MAY 5, 2010**

**GRISWOLD TOWN HALL**

**I. REGULAR MEETING/PUBLIC HEARING(S) (7:00 P.M.)**

**1. Call to Order**

Theodore Faulise, Chairman, call this meeting of the Griswold Zoning Board of Appeals to order at 7:00 P.M.

**2. Roll Call**

**Present:** Theodore A. Faulise, Dorothy Doucette, Ronald Jodoin, William Przylucki, Ronald Anthony, Alternate Duane Button, Town Planner Carl Fontneau substituting for Recording Secretary Donna Szall.

**Absent:** Alternates Mary Manning, Louis Demicco, III.

**3. Determination of Quorum**

Theodore Faulise determined that a quorum was present since all five regular members and one alternate were attending.

**4. Matters Presented for Consideration**

- A. ZBA 15-10 Woznica, Casimir, P.O. Box 339 Voluntown, CT 06384.**  
**Property location: 170 Mackin Drive, Griswold.** Requesting relief from Town of Griswold Zoning Regulations Section 10.4 to reduce left side yard requirement from 30 ft to 0 ft. in order to construct a 12 ft. x 28 ft. shed/garage. The property is zoned R-60.

T. Faulise explained to the members that there were two technicalities with this application. First, there was a question whether all of the required notice materials (including some site sketch) were sent to abutting property owners. Second, the applicant's representative had explained that he had forgotten to bring evidence of the notices being sent (Certificates of Mailing) and that he would like to have the meeting continued so he could produce these certificates. D. Doucette **MOVED, SECONDED** by

R. Jodoin to open the public hearing on ZBA 15-10, to waive taking any testimony this evening, and to continue the hearing until the first Wednesday of next month (June 2, 2010). MOTION APPROVED unanimously after no discussion.

T. Faulise reminded the applicant's representative that he should send a new notice with site plan and explanation of what variance was being requested to the abutting neighbors and bring the certificates of mailing to the June 2 meeting. Planner offered to submit a review letter into the project file for June 2 meeting.

**B. ZBA 16-10 Gardner, Scott, 79 Mathewson Street, Jewett City, CT 06351. Property location: 79 Mathewson Street.** Requesting relief from Borough Zoning Regulation Section 9.2 to reduce the right side yard requirement from 10 ft. to 2 ft. in order to install a 24-foot diameter above-ground pool. The property is zoned B-R.

T. Faulise asked if there was anyone present to explain the application. Scott Gardner introduced himself and Faulise asked him to provide the certificates of mailing for neighbor notice into the application file. Gardner looked through his papers and found that the envelope containing them had been left at home. During this time, D. Doucette asked the Chairman to be excused for another meeting and Faulise seated D. Button in place of D. Doucette at 7:03 P.M. After some discussion, T. Faulise recessed the meeting at 7:05 P.M. to allow Gardner to leave and obtain these certificates.

The hearing for ZBA 16-10 was reopened at 7:10 P.M. and Gardner produced the envelope with the required certificates of mailing to neighbors. Gardner explained the configuration of site plan with a driveway along one side of the house leading to parking area in the rear yard where there was some elevation there requiring a retaining wall across most of the back yard. Only in the right side yard between his home and a neighboring one was there a level spot where a 24-foot diameter above-ground pool could be installed without eliminating the driveway access on the left side of the home and parking area in the rear. To locate this pool, as a reasonable and customary accessory use of his land, in the right side yard area, the applicant stated that he would need a variance to reduce the 10 foot requirement to a 2 foot right side setback. T. Faulise asked Gardner whether he was on public water and sewer; Gardner said yes and offered the driveway access, parking area in the rear with the existing retaining wall to deal with elevation change as his unusual hardship identifiable with his property. T. Faulise noted that there was no correspondence in the file nor public in attendance for any comments for or against granting the variance. R. Jodoin offered that he had viewed the property and it appeared to him that it would not be a large burden for the neighbors on the right side.

T. Faulise asked for any questions or input from ZBA members and, hearing none, asked for consensus to close the public hearing for ZBA 16-10. R. Jodoin then MOVED, SECONDED by W. Przulucki, to approve ZBA 16-10 for a variance from 10 feet to 2 feet on right side as requested. After no discussion, all seated members APPROVED the MOTION unanimously. T. Faulise mentioned to the applicant that this decision would

be published in the newspaper and there would be a fifteen day appeal period which would have to occur before the variance document could be filed by applicant with the Town Clerk.

**5. Old Business**

A. Approval of the minutes of April 7, 2010.

T. Faulise suggested that in the absence of the recording secretary that these minutes be added to the agenda for discussion in the June 2, 2010. D. Button MOVED, SECONDED by R. Jodoin to waive discussion of these minutes until the June meeting. All APPROVED.

**6. New Business** None

**7. Correspondence** None

**8. Adjournment**

R. Jodoin MOVED, SECONDED by W. Przulucki to ADJOURN the MEETING. MOTION CARRIED unanimously and meeting was adjourned at 7:19 P.M.

Respectfully submitted'

Carl S. Fontneau, AICP  
Town Planner