



Town of Griswold



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GRISWOLD ZONING BOARD OF APPEALS REGULAR MEETING MINUTES

MAY 6, 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, Dorothy Doucette, Ronald Anthony, Ronald Jodoin, William Przylucki Alternate, Louis Demicco, III, Recording Secretary Donna Szall

Absent: Alternates Jeffrey Petersen, Maryann Manning

3. Determination of Quorum

There was a quorum for this regular meeting of the Zoning Board of Appeals.

4. Matters Presented for Consideration

- A. **ZBA 09-09 Stachon, Robert E. & Marylouise, 115 Shetucket Tpke, Griswold, CT.**
Property Location: 2263 Glasgo Road, Griswold. Requesting relief from Town of Griswold Zoning Regulations for Section 10.4 to reduce the right side yard requirement from 50 ft. to 10 ft. in order to construct a 24 ft. by 50 ft addition to existing sanctuary. The property is in the R-80 zone.

T. Faulise asked if the applicant was present. Robert Stachon was present. T. Faulise asked for the green cards and the number of notifications mailed. R. Stachon gave three green cards to the board stating that three notifications were mailed to abutters. He explained that he is asking for a variance to reduce the side yard from 25 ft. to 10 ft. for accessory structures.

He explained the history of the parcel originally belonging to Aleta DeRoy who ran a cat sanctuary there which was the reason he purchased the property in 3005. He explained that A. DeRoy had obtained a building permit for the 24' by 50' garage which had a concrete floor and cinder block walls. He stated that he demolished the cinder block walls because the concrete joints were hold and would not support any new construction.

B. Stachon stated that there was a 20' by 30' building that houses the cat sanctuary and is now overcrowded. He stated that this addition would add 1,200 s.f. to the existing structure which will be a two-story structure with a cape roof with a half basement.

B. Stachon explained that this addition for the cat sanctuary is within the zoning regulation requirements and the total lot coverage is less than the required 10% for an R-80 zone. He stated that the 20' by 50' garage foundation was installed ten feet from the current property line by A. DeRoy and this variance would allow this foundation to remain in place. B. Stachon stated that there had been a verbal agreement to exchange property between the Barons and himself. There was discussion of this matter.

R. Jodoin stated that he met with Mr. Stachon and walked the property line. He stated that he was shown where the addition and the septic will go in. D. Doucette asked if the foundation was serviceable. T. Faulise asked if Mr. Stachon pulled a permit. B. Stachon explained that A. DeRoy had pulled the existing permit and that the foundation and walls were there when he purchased the property. He stated that he would have used the existing structure if the wall had not failed but he plans to rebuild on the existing foundation.

T. Faulise asked the size of the lot and asked if he spoke with the building official and the town planner. B. Stachon stated that it was 2.2 acres and that he has met with both officials.

T. Faulise asked if there was anyone to speak in favor. He asked if there was anyone to speak in opposition.

Tom Bentley, 2216 Glasgo Road asked if the sanctuary was federally recognized and received federal funding. B. Stachon stated that it was federally recognized and had 501 3(c) status but that it does not received federal funding. B. Stachon explained that the sanctuary runs on donations and he has applied for and has received some small grants.

D. Doucette asked if there was funding for this project. B. Stachon stated that he has save \$60,000 for the project and that he would probably finance the remaining amount needed to complete this project.

T. Bentley stated that this cat sanctuary was right on the main road and he voiced his concerns for the large number of stray cats in his neighborhood and that the number of drop-offs would increase. B. Stachon stated that his sanctuary was not responsible for the stray cats. He stated that many people do drop off cats, but that the cats are in boxes or cages.

Elias Baron, of Glasgo Road stated that he was a neighbor and that he was against this project. He voiced his concerns for a decrease in property values and that there would be an increase in stray cats being dropped off. T. Faulise asked what was south of the property. E. Baron stated that it was open land.

T. Faulise stated that this was a request for a variance to reduce the side yard setback and that the concerns for the size of the project are Planning and Zoning issues. D. Doucette asked if the property exchange would take place. B. Stachon stated that it looks like it may not happen.

E. Baron stated that this was an extremely large 3-story addition that would be 3,000 s.f. B. Stachon stated that this was a planning and zoning issue. He explained that the current zoning allows for a 4,000 s.f. building.

R. Anthony asked if the addition would stay within the existing foundation. B. Stachon stated that it would stay within the footprint of the existing foundation. R. Jodoin stated that if this was a dog kennel, it would be more of a problem. B. Stachon stated that he had no control of people dropping off stray cats in the neighborhood.

D. Doucette asked if the building replaced and using the existing footprint. B. Stachon stated yes.

T. Faulise stated that there are two letters in the file. T. Faulise stated that there is a letter from Jane Rose and labeled it **EXHIBIT A**. D. Doucette read a letter in opposition to the project from Jane Rose, 1 Gilliver Road for the record voicing her concerns against the project citing an increase in strays and a decrease in property values. T. Faulise stated that there is a second letter and labeled it **EXHIBIT B**. D. Doucette read a letter in opposition from Jeanne Baron, 2247 Glasgo Road for the record.

T. Faulise stated that there is no other correspondence in the file. B. Stachon asked if those letters could be sent to the planning and zoning commission.

T. Faulise closed the public hearing. He opened the floor for discussion. He stated that the letters address planning and zoning issues. He stated that there were no public health and safety issues. D. Doucette stated that this foundation was already in existence and that the zoning issues should be addressed by Planning and Zoning. R. Jodoin stated the issues raised were zoning issued. R. Anthony stated that the issues were zoning issued.

T. Faulise 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.

5. Old Business

A. Approval of the minutes from April 1, 2009.

R. Jodoin made a motion to accept the minutes as presented. W. Przulucki seconded the motion. All were in favor. The motion was carried.

6. New Business

There was no new business.

7. Correspondence

There was no correspondence.

8. Adjournment

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

Respectfully submitted,

Donna M. Szall
Recording Secretary