



Town of Griswold



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GRISWOLD ZONING BOARD OF APPEALS

REGULAR MEETING MINUTES

JUNE 4, 2014

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, Dorothy Doucette, Ronald Jodoin William Przylucki, Alternate Duane Button, Recording Secretary Donna Szall
L. Demicco arrived at 7:03 p.m. and was released.

Absent: Ronald Anthony Alternates Maryann Manning

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 04-14 GRISWOLD HOUSING AUTHORITY, PROPERTY AT 91 ASHLAND STREET- ASHLAND MANOR, JEWETT CITY, CT.** Requesting relief from Borough Zoning Regulations Section 9.4 side yard from 15 ft. to 5.1 ft. for Unit 2; reduce the side yard from 15 ft. to 8.6 ft. for Unit 3; reduce the side yard from 15 ft. to 6.7 feet for Unit 24; and reduce the side yard from 15 ft. to 13.9 ft. for Unit 25 in order to construct 4 single-bedroom additions to the existing dwelling units. Property is zoned B-RM.

T. Faulise asked if the representative for the applicant was present Demian Sorrentino, Boundaries LLC represented the Griswold Housing Authority. Paul Brycki, Griswold Housing Authority Executive Director was also present. D. Sorrentino presented the list of certificates of mailing to the board and certified that all the abutters were notified. T. Faulise entered the certificates into the record. T. Faulise asked D. Sorrentino make his presentation.

D. Sorrentino explained the Ashland Manor has 30 units consisting of efficiency and one bedroom units. He stated that four of 12 units require variances for the side yard setbacks for the BRM zoning district: unit #2 is 5.1 feet which will have the smallest addition at 10 ft. x 14 ft. The architect suggested that the setback be maintained at 5.1 ft. from the property line for this unit to maintain construction standards; unit #3 is 8.6 ft; unit #24 is 6.7 ft; unit #25 is 13.9 ft. He submitted the architectural floor plan for Building #1 to the Board. This was labeled EXHIBIT A. D. Doucette asked the size of the bedroom additions.

D. Sorrentino explained that the bedrooms are 14 ft. by 12 ft. and the smallest is 14 ft. x 10 ft. He submitted the architectural floor plans for Building #2, #7 which requires a variance and #8. This was labeled EXHIBIT B. He explained that the additions are at the back of the buildings so that entry to the unit will be from the kitchen and living area rather than through a bedroom. There is an existing fence and existing shrubbery that we will do our best to maintain during construction. He stated that there are no abutters here.

T. Faulise asked whether egress, overcrowding, fire codes and such would be affected. D. Sorrentino stated that the architects will be handling those issues during construction. Paul Brycki stated that there is a telephone pole near building #1 that will be removed and the wiring will go underground. T. Faulise stated that there was no other correspondence in the file. D. Szall stated that a woman at Burleson Lane requested copies of the minutes since she was concerned about the fence and the shrubs. D. Sorrentino stated that it must be Mrs. Martin; he stated there is an existing fence and existing vegetation. The Housing Authority will replace anything that needs to be removed during the construction since the Housing Authority does not want to upset neighbors.

T. Faulise asked for any closing statements. D. Sorrentino stated no. T. Faulise closed the public hearing at 7:11 p.m. He stated that EXHIBITS A and B will go into the file along with the 14 certificates of mailing. There is no one here to speak for or against and no one else here to speak. There was discussion of the project which enhances the property and affords more dignity to the elderly. He asked for any further questions from the board. T. Faulise asked for a motion.

MOTION: W. Przulucki moved to approve the variance as presented. D. Doucette seconded the motion. All were in favor. The motion was carried.

T. Faulise stated that D. Sorrentino was aware the 15 day appeal period. D. Sorrentino stated yes he was aware of the appeal period. He and Paul Brycki thanked the board and left the meeting.

5. Old Business

A. Approval of the minutes from May 7, 2014

T. Faulise asked for any corrections or omission to the minutes. D. Doucette moved to accept the minutes as presented. R. Anthony 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

T. Faulise asked for a motion to adjourn. R. Jodoin moved to adjourn. D. Button seconded the motion. All were in favor. The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary