



Town of Griswold



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

JUNE 5, 2013

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, Alternate Duane Button, Recording Secretary Donna Szall

Absent: Ronald Anthony, William Przylucki, Alternates Louis Demicco, III, Maryann Manning,

3. Determination of Quorum

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

4. Matters Presented for Consideration

- A. ZBA 08-13 GC OF JEWETT CITY, PROPERTY AT 42 RUSSELL STREET, JEWETT CITY, CT.** Requesting relief from Borough Zoning Regulations Section 9.5 to reduce the rear yard requirement from 20 ft. to 10 ft. in order to construct a 10 ft. by 12. Ft. deck with access stairs at the rear of the single family house under construction. The property is zoned BR.

T. Faulise asked if there the applicant or a representative was present. Demian Sorrentino, Boundaries, LLC was present as was the applicant GC of Jewett City, LLC, Gaston Cyr and the former owner Cynthia Kata. He submitted the abutters' notifications to the Board. He explained that this was a subdivision of three lots on Russell and Williams Street done by Cynthia Kata. Mr. Cyr is constructing three raised ranch single-family dwellings. D. Sorrentino explained that the lots of a limited size and the design of the house place the bedrooms above the garage. D. Sorrentino explained that Planning & Zoning made an official ruling that one side of a corner lot with two frontages can designate one frontage as a side lot and a designated rear lot. He stated that the variance is asking to reduce the rear yard setback from 20 ft. to 10 ft.

D. Sorrentino submitted a map of the abutters with letters signed by them that they were in support of the variance. There was discussion of this matter. T. Faulise labeled this submission of the three letters and the map as EXHIBIT A.

T. Faulise asked if the Borough Regulations have the regulation of 1/2 the distance for accessory structures. D. Sorrentino stated that the deck will be off the dining room sliders at the rear of the house. He explained that any structure attached to the house is the 20 foot setback.

R. Jodoin stated that he looked at the property, and did not see any issues. T. Faulise asked if the house in back will have a waiver too. D. Sorrentino stated that the house is reversed and there was a lot line adjustment to add more land to that lot.

T. Faulise asked if there was anyone to speak in favor. Cynthia Kata stated that the homes were an improvement to the neighborhood.

T. Faulise asked if there was anyone present opposed to the application. There was no correspondence in opposition to the project in the file. He closed the public hearing at 7:10 p.m. He asked for a motion.

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

5. Old Business

A. Approval of the minutes from April 3, 2013.

T. Faulise asked for any omissions or corrections; hearing none, he asked for a motion.

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

6. New Business

R. Jodoin thanked D. Button again for his dedication to the commission since there would not have been a quorum for this meeting had D. Button not been there. There was discussion of this matter.

There was no other new business.

7. Correspondence

There was no correspondence.

8. Adjournment

T. Faulise asked for any other business. R. Jodoin made a motion 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