



# Town of Griswold



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## GRISWOLD ZONING BOARD OF APPEALS REGULAR MEETING MINUTES

AUGUST 5, 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 7:08 p.m.

#### 2. Roll Call

**Present:** Theodore A. Faulise, Dorothy Doucette, Ronald Jodoin, Alternate, Maryann Manning, Recording Secretary Donna Szall

**Absent:** Ronald Anthony, William Przylucki Alternates Louis Demicco, III Jeffrey Petersen,

#### 3. Determination of Quorum

T. Faulise appointed M. Manning 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 01-10 Musser, Patricia & Blaine, 127 Brewster Road, Griswold CT.** Requesting relief from Town of Griswold Zoning Regulations Section 11.2 to allow the occupation of the existing dwelling until completion of the proposed 28 ft. by 40 ft. single-family dwelling. The property is zoned R-80.

T. Faulise asked if the applicant was present. David Held, P.E. Provost and Rovero represented Mr. Musser. T. Faulise asked for the abutters' notifications. D. Held submitted them for the record. He submitted copy of the site plan to the board. He explained that they are asking that for a variance to the two structures to co-exist on one lot while a new single family home was being built and the applicant will live in the mobile home until the certificate of occupancy was obtained; after which the mobile home will be removed from the property.

D. Doucette asked how low this would be. D. Held stated that it would be 3-4 weeks with the two structures. Blaine Musser explained that they would live in the mobile home until the house was finished and then the mobile home would be removed. R. Jodoin stated that he spoke with Mr. Musser and he didn't have a problem with it.

T. Faulise asked if there was anyone to speak in favor; he asked if there was anyone opposed. He stated there was no correspondence either for or against in the file.

T. Faulise stated that there would be a time frame of a specific date for removal of the mobile home. B. Musser stated that he had a completion date of October 30, 2009. There was discussion of this matter. D. Doucette stated that it should be at the end of December to remove the mobile home.

T. Faulise closed the public hearing and asked for a motion. D. Doucette made a motion to grant the variance as presented and that the mobile home is to be removed prior to December 31, 2009. R. Jodoin seconded the motion. All were in favor. The motion was carried.

**B. ZBA 02–10 Swanson, Scott & Kathleen, 74 Latham Drive, Griswold, CT.** Requesting relief from Town of Griswold Zoning Regulations Section 10.4.1 to reduce the right side yard requirement from 15 ft. to 8 ft. and to reduce the rear yard requirement from 15 ft. to 2.5 ft. in order to construct a 10 ft. x 16 ft addition to an existing shed. The property is zoned R–40.

T. Faulise asked if the applicant was present. Scott Swanson submitted his green cards to the board. He sent five and received four back. T. Faulise asked him to explain his request. S. Swanson stated that he has an existing shed and is requesting a variance to bring the front out to enlarge it. T. Faulise stated that he looked at the shed and that it was nonconforming. He asked if he was extending the foot print. S. Swanson stated no. T. Faulise asked about the well and the septic system. S. Swanson stated that it was on the other side of the property.

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

Peter Jensen, Latham Drive, stated that he was there before and they had a difficult time with the Swansons when they asked for their variance. He stated that he wasn't against anyone doing something on their property, but that when he wants to do something in the future, he would like to be able to. He asked how far the shed was from the porch. S. Swanson stated that it was 19.5 ft. from the porch.

T. Faulise asked if there was anyone else opposed.

Janet Jensen asked if this was based on the new property lines. S. Swanson stated that the property line dispute is on the other side from the shed location. T. Faulise asked if it was more than 30 feet to that property. S. Swanson stated yes. R. Jodoin stated that this is a civil matter and doesn't concern the Zoning Board of Appeals. T. Faulise stated that if the lines shift, the structure would become nonconforming.

T. Faulise closed the public hearing and entertained 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.

**C. ZBA 03–10 Jeffers, Mark & Laurie, 58 Pine Road, Jewett City, CT. Property location: 36 Maple Street, Jewett City.** Requesting relief from Section 9.4 to reduce the right side yard requirement from 10 ft. to 6 ft. and from Section 9.5 to reduce the rear yard requirement from 20 ft. to 4 ft. in order to construct a 10 ft. by 12 ft. shed. The property is zoned B–R.

T. Faulise asked if the applicant was present. Laurie Jeffers submitted the green cards for the record. T. Faulise asked her to explain her request. L. Jeffers explained that because the lot is small the best location for the shed is corner. R. Jodoin stated that he saw the property. L. T. Faulise asked if it was a new shed. L. Jeffers stated that it is a new carefree shed. She stated that she owns the property on the side where the shed is located. T. Faulise asked if there was any problem with emergency vehicle access. L. Jeffers stated no.

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

Jerry White spoke in favor. He showed the board where his house was located. He stated that the shed is five feet from his pole. He did not have any objection to the shed and that it made sense to put it in that location.

T. Faulise asked the board for any comments or questions. There were none. He asked if there was anyone opposed. He closed the public hearing and entertained a motion.

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

T. Faulise explained the 15 day appeal period after the legal notice appears in the newspaper.

#### **5. Old Business**

A. Approval of the minutes from February 7, 2009.

T. Faulise asked if there were any corrections or omissions. D. Doucette made a motion to accept the minutes as presented. R. Jodoin 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. D. Doucette seconded the motion. All were in favor. The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Donna M. Szall  
Recording Secretary