



Town of Griswold



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

AUGUST 6, 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 Przulucki, Alternates Duane Button, Louis Demicco, III, Maryann Manning, Recording Secretary Donna Szall

Absent: Ronald Anthony

3. Determination of Quorum

T. Faulise appointed M. Manning 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 05-14 CLARK, ELIZABETH, PROPERTY AT 72 GILLIVER ROAD GRISWOLD, CT.** Requesting relief from Town of Griswold Regulations Section 10.4 to reduce the side yard requirement from 50 ft. to 20 ft. in order to construct a 24 ft. by 44 ft. attached garage. Property is zoned R-80.

T. Faulise asked if the applicant was present or a representative. Elizabeth Clark presented her request for a variance. T. Faulise asked for the abutters' notifications. He stated there were seven abutters' notifications and submitted them to the file. He asked E. Clark to explain what she wanted to do. E. Clark stated that she wants to add a three car garage to the house. She explained that the garage abuts her brother's property and he did not have a problem with it.

R. Jodoin stated that he had looked at the site and that he had no problem with it. He stated that there was the mention of wetlands William Allard stated that it was wetlands more than 75 feet away. E. Clark explained that the wetlands are on her brother's property, Tim Rose. T. Faulise asked if it was a one storey garage. William Allard stated yes. T. Faulise stated that it is a reduction of 30 feet. He asked how long she owned the property. E. Clark stated that it was in 2004. There was discussion of this matter.

T. Faulise asked about an addition on the left side of the house. E. Clark stated that there is an addition also. T. Faulise asked if it met all the setback requirements. E. Clark stated yes. T. Faulise asked if there was to be living quarters upstairs over the garage. W. Allard stated no, it was to be only one storey. T. Faulise asked if there was anyone to speak in favor. He asked if there was anyone opposed. There was no one opposed.

D. Button arrived at 7:08 pm.

T. Faulise stated that there is a letter in the file from the Uncas Health District listing 4 conditions regarding the installation of the septic system. T. Faulise asked how far Tim Rose's house was from the property line. W. Allard

stated that T. Rose's house was about 400 feet away. T. Faulise asked for any questions from the board. Hearing none, he closed the public hearing at 7:10 p.m. The Chair entertained a motion.

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

T. Faulise explained that there is a fifteen day appeal period after the legal notice is published in the newspaper in someone wanted to challenge the decision. The applicants thanked the board and left the meeting.

B. ZBA 01-15 BRENNAN, SEAN C, PROPERTY AT 192 SLATER AVENUE, GRISWOLD, CT. Requesting relief from Town of Griswold Regulations Section 10.4 to reduce the right side yard requirement from 30 feet to 9.96 ft.; to reduce the left side yard requirement from 30 ft. to 10 ft; to reduce the rear yard requirement from 30 ft. to 24.86 ft.; and to increase the lot coverage requirement from 15 percent to 29 percent in order to construct a 14 ft. by 31 ft. 2 story garage and a 16 ft. 1 in. by 15 ft. 4 in. 2 level rear deck. Property is zoned R-60.

T. Faulise asked if the applicant or a representative was present for this application. Kris Main of KrisDesigns was there to represent the applicant Sean Brennan who was also present. T. Faulise asked for the abutters' notifications. K. Main stated that she gave them to D. Szall who put them into the file. T. Faulise stated that there were four abutter' notifications in the file.

K. Main explained that this was a legal non-conforming lot of record and that the lot size was .14 acres in the R-60 zone. R. Jodoin stated that he was at the site. T. Faulise asked where the new garage will be. K. Main stated that that 9 feet will be added to the existing garage which needs to be repaired by the sewer company. She stated that there is a problem with the sewer line under the garage.

D. Doucette asked if the deck was two levels. K. Main explained that the deck will be a two level deck; the first level being 6 inches lower than the doorway off the kitchen with two steps to the second level which will have three steps to the grade. There was discussion of this matter. R. Jodoin asked if the left hand side will have anything done. K. Main stated no, the front and left side will stay the same but that the craftsman bungalow style will be maintained; there will be a master bedroom added to the second story of the garage.

T. Faulise stated that the garage will be 14 ft wide; this exists already and that your new construction will really be a small section. He stated that it sounded like you are building a new garage but that you are only adding an addition 9 feet to the existing garage. T. Faulise stated that there won't be a deck on the second floor. K. Main stated no, there will not be a deck on the second floor; the deck will be two levels from the door; then two steps to another level and then to the ground. Mike Johnson, Mr. Brennan's contractor stated that when the original permit for the kitchen was obtain, that permit was also for the deck to be extended to the edge of the house. D. Doucette asked how long ago. M. Johnson stated that it was obtained last fall; and at that time, the deck was removed.

T. Faulise asked about the 29 percent lot coverage which seemed excessive. K. Main explained that the house as it is now is already over the 15 percent lot coverage for the zone. She stated that the actual increase was only 2 percent more that the existing 27 percent coverage which represented the extra 9 ft of the garage addition. There was discussion of this matter including that all the homes in that area are pre-existing non-conforming lots when zoning took effect in 1973.

T. Faulise asked for any other questions from the applicant. He stated that there was no one else present. There was no one to speak for or against the application. He closed the public hearing at 7:20 p.m. The R. Jodoin stated that Mr. Brennan showed him around and that he did not have a problem with it. W. Przulucki stated that it will make the area nicer. Chair entertained a motion.

MOTION: R. Jodoin moved to accept the variance as presented. W. Przulucki seconded the motion. All were in favor. The motion was carried.

T. Faulise explained the 15 day appeal period. The applicants thanked the board and left the meeting.

5. Old Business

A. Approval of the minutes from June 4, 2014.

T. Faulise stated that we did not have a July meeting and asked for any corrections or omission to the minutes of June 4, 2014.

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

6. New Business

There was no new business.

7. Correspondence

T. Faulise stated that everyone got the newsletter and there was an interesting article about only ZBA can vary regulations. He read the article for the record. There was discussion of this matter.

8. Adjournment

T. Faulise asked for any other business. R. Jodoin moved to adjourn. W. Przylucki seconded the motion. All were in favor. The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary