



Town of Griswold



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GRISWOLD ZONING BOARD OF APPEALS REGULAR MEETING MINUTES

SEPTEMBER 1, 2010

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 Anthony, Ronald Jodoin, Alternate Duane Button Recording Secretary Donna Szall

Absent: 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 01-11 Rubino, Glenn & Wilber, Robin, 148 Mathewson Street, Jewett City, CT. Property location: 72-74 Mechanic Street, Jewett City. Requesting relief from Borough of Jewett City Zoning Regulations Section 9.8.2 in order to reduce the minimum lot area of 1.5 acres for up to six dwelling units to the existing 0.24 acres lot size due to the existence of an apartment created in the basement; and relief from Section 9.7.4 to reduce the multi-family dwelling unit minimum square footage from 500 sq. ft. to 437 sq. ft. due to an established apartment in basement. The property is zoned B-RM.

T. Faulise asked if the applicant or his representative was present. Glenn Rubino and Robin Wilbur were present. T. Faulise asked for the abutters' notifications. R. Wilbur submitted the 3 abutters' notifications to the board for the record. T. Faulise asked him to explain his hardship. G. Rubino explained that they had purchased the property in 2007 and it had the 2 apartments and an efficiency apartment in the basement. He explained that the basement apartment has always been a basement apartment. He that the efficiency was rented out and because of a problem with the smoke detector, the tenant made a complaint to the Zoning Enforcement Officer. G. Rubino stated that the basement apartment has existed long before based on what neighbors have told him; there has always been a basement apartment there. He stated that the assessor's records do not show it as a 3-family and that he wanted to correct this because it cannot be insured as a three family.

R. Jodoin stated that he spoke to R. Wilbur and that it is a nice little apartment, and there is plenty of parking there on the right and he had no problem with it. T. Faulise stated that there were two photographs in the file which he passed around. There was discussion of this matter.

T. Faulise stated that the square footage reduction is only a 63 sq. ft. reduction from 500 ft. He asked if there was anyone to speak in favor.

R. Anthony stated that it has been a 3- family for quite some time and he had no problem with it.

Mark Aubin stated that he has live next door in his parents home since 1974 and there has always been an apartment in the basement.

T. Faulise asked if there was anyone opposed. T. Faulise closed the public hearing at 7:08 p.m.

R. Jodoin stated that he did not have a problem with the applicant and he stated that he looked at the apartment and that there is plenty of parking. T. Faulise stated that the area reduction for the apartment is minor and that according to testimony made, this has always been a 3-family; this is grandfathered anyway; and that there isn't 1.5 acres left in the borough for a three family. T. Faulise entertained a motion.

R. Jodoin made a motion to grant the variance as presented. D. Doucette seconded the motion. All were in favor. There was no discussion. The motion was carried. T. Faulise explained the 15 appeal period after the decision appears in the newspaper to challenge the decision.

B. ZBA 02-11 LaFlamme-Kuskek Post #15, The American Legion Department of Connecticut, Inc., 7 South Main Street, Jewett City, CT. Requesting relief from the Borough of Jewett City Zoning Regulations Section 9.2 in order to reduce the front yard requirement from 40 feet to 15.7 feet in order to construct an 18 unit low-income veterans housing, continued use of American Legion post and associated site improvements. The property is zoned B-C.

T. Faulise asked if the applicant or his representative was present. Demian Sorrentino, Boundaries LLC and Bill Czmyr representing the American Legion were present. D. Sorrentino submitted the abutters' notifications for the record. He explained that the American Legion was before the commission in 2009 when request for a waiver of Section 9.2 was granted for ZBA 03-09 to reduce the front set back for 40 ft to 18 ft. because the set back for the Borough is from the center line of the road.

D. Sorrentino explained that they are asking to modify Section 9.2 to reduce the set back to 15.7 feet which is a reduction of 2.4 feet. The footprint had to be modified due to funding requirements and changes were made to the access entry and the size of the units so the building had to be larger; and the proposed addition building had to be made larger. He showed where the property line was located. The building will be on the property line which is 15.7 ft. from the centerline of the road. He stated that there will be no soffits, eaves or overhangs that will protrude into the town's right of way. There was discussion of this matter.

R. Jodoin asked if Natale Cofone owned the town pump and the three-family building. D. Sorrentino stated yes.

T. Faulise asked if it is for 2.6 feet difference. D. Sorrentino stated that this is for the one corner of the building and that it is 2.6 feet closer to the property line because the building became larger to meeting the space and access requirements for the funding source.

R. Jodoin asked if there was a study for trains needed. Bill Czmyr representing the American Legion stated yes and they are doing the study now for a 24 our period and there is a printout every ten seconds

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

Thomas Netzband asked about parking on the street and that the additional parking for this project will make it difficult. T. Faulise stated that that is a zoning question. D. Sorrentino stated that there will be parking for 14 apartments on the site and an additional 14 parking spaces with islands and landscaping will be added when the buildings on the Cofone property are demolished for this project.

T. Faulise asked if there was anyone else to speak. Hearing none, he closed the public hearing at 7:20 p.m. He asked for discussion. R. Jodoin stated that there wasn't much of a change. T. Faulise stated that it is a technical matter and the variance is less than 2 feet and won't affect the public hearing and safety or property values. R. Jodoin stated that not everyone will be driving who lives there. R. Anthony stated that there was no traffic from Wyre Wynd any more. T. Faulise asked for a motion.

D. Doucette made a motion to grant the variance as presented. R. Jodoin seconded the motion. All were in favor. The motion carried.

C. ZBA 03-11 Cofone, Natale, 7 Meadow Lark Drive, Westerly, RI 02891. Property location: 15 A-C Railroad Avenue, Jewett City. Requesting relief from Borough of Jewett City Zoning Regulations Section 9.2 in order to reduce the front yard requirement from 40 feet to 15.7 feet in order to construct an 18 unit low-income veterans housing, continued use of American Legion Post and associated site improvements. The property is zoned B-C.

T. Faulise asked if the applicant or his representative was present. Demian Sorrentino, Boundaries LLC was present to represent Natale Cofone and Bill Czmyr representing the American Legion were present. D. Sorrentino submitted the abutters' notifications for the record. He explained that the American Legion was before the commission in 2009 when request for a waiver of Section 9.2 was granted for ZBA 04-09 to reduce the front set back for 40 ft to 18 ft. because the set back for the Borough is from the center line of the road.

D. Sorrentino explained that the property line between the American Legion and Mr. Cofone and the proposed building addition goes through the property line. He stated that they are asking to modified the set back due to funding requirements and changes were made to the access entry and interior structures and the size of the units so the building had to be larger; and the proposed addition building had to be made larger. He stated that the corner of the building is 15.7 feet from the center line of the road so that the difference is 2.3 ft. There will be a zero setback for the building corner that will be on the property line. The building corner will be on the property line which is 15.7 ft. from the centerline of the road. D. Doucette asked if part of the addition will be on the Cofone property. D. Sorrentino stated yes; D. Button asked how the land would be purchased. D. Sorrentino stated that the American Legion is getting a grant to purchase the Cofone property and it will be developed as one property.. There was discussion of this matter.

D. Sorrentino stated that there will be no soffits, eaves or overhangs that will protrude into the town's right of way

T. Faulise asked if there was parking on Railroad Avenue. D. Sorrentino stated that it is a one-way street and there is parking on this street. T. Faulise asked for other comments.

He asked for anyone to speak in favor, he asked for anyone opposed. He stated that there was no correspondence either for or against in the file. T. Faulise stated that it is a unique property with railroad tracks across the street, the bridges and the highway ramp nearby. R. Anthony stated that the street is very narrow.

T. Faulise asked for a motion. R. Jodoin made a motion to grant the variance as presented R. Anthony seconded the motion. All were in favor. The motion was carried.

5. Old Business

A. Approval of the minutes from June 2, 2010.

T. Faulise asked for corrections or omissions. D. Doucette made a motion to accept the minutes as presented. R. Anthony seconded the motion. All were in favor. The motion carried.

6. Correspondence

A. Letter dated August 12, 2010 from Michael J. Goetz, FEMA to Philip Anthony, Jr. regarding Digital Flood Insurance Rate Map and Flood Insurance Study for New London County.

7. New Business

There was no new business.

8. Adjournment

T. Faulise asked for a motion. R. Jodoin made a motion to adjourn. D. Button seconded the motion. All were in favor. The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary