



Town of Griswold



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GRISWOLD ZONING BOARD OF APPEALS

REGULAR MEETING MINUTES

OCTOBER 2, 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, William Przylucki, Alternate, Duane Button, Maryann Manning
Recording Secretary Donna Szall

Absent: Ronald Anthony, Alternate Louis Demicco, III,

3. Determination of Quorum

He 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 01-14 JOSEPH GAUTHIER, 24 RIVER STREET, GRISWOLD, CT. Requesting relief from Griswold Zoning Regulations Section 10.4 to reduce the front yard requirement from 50 feet to 17 feet in order to construct a 12 ft. by 25 ft. one story addition and the side yard requirement from 30 feet to 23 feet in order to construct a 20 ft. by 31 ft. one-story addition with an attached 9 ft. deck. Property is zoned R-60.

T. Faulise asked if the applicant was present and asked for the abutters' notifications. Corey Gauthier presented the certificates of mailings to the board T. Faulise entered the certificates into the record and stated that there were 3 certificates of mailing. C. Gauthier stated that he had the power of attorney for Joseph Gauthier who is his father. T. Faulise asked if there were any member opposed to Mr. Gauthier's power of attorney. No members were opposed. T. Faulise asked Corey Gauthier to explain what he was trying to do. C. Gauthier explained that he was before the commission that the house was a one room cinder block house and he wanted to put an addition on to the back with a foundation for the basement 20x22 building with a deck since the house was built 22 feet from the side boundary. He stated that addition on the front of the house will be 12 by 25 foot addition since the house is so close to the boundaries of the road. He stated that he will take the building down to the foundation; and if the foundation is good, rebuild the structure with the addition to the front and the addition on the side with a deck. C. Gauthier stated that the house is 20 feet from the roadway. R. Jodoin stated that this is a hardship since the zoning was changed

to R-60 so the lot is non-conforming. T. Faulise asked where the house was located. C. Gauthier stated that it was the last house on the left. R. Jodoin stated that all the houses in that area were built the same way.

T. Faulise asked when the house was built. C. Gauthier stated that it was 1952. T. Faulise asked the size of the lot. C. Gauthier stated that it was a 1/2 acre. T. Faulise stated that the applicant should determine if there would be a problem with maximum lot coverage with the two additions. He stated that it doesn't look like there will be a problem. R. Jodoin stated that he told him that if the foundation does not look good when the existing building comes down, a new foundation will be built. T. Faulise asked if the house and additions will be built together. C. Gauthier stated yes. There was discussion of this matter.

T. Faulise asked if the members had any questions. There were no other questions. T. Faulise stated that there was no correspondence for or against in the file. There is only one other person here tonight and asked if he wanted to speak. The gentlemen stated no. T. Faulise stated that there were no others present and closed the public hearing at 7:10 PM.

T. Faulise asked for a motion.

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

T. Faulise explained the 15 day appeal period to the applicant.

5. Old Business

A. Approval of the minutes from September 4, 2013

T. Faulise asked if there were any corrections or omission.

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

6. New Business

No new business.

7. Correspondence

There was no correspondence.

8. Adjournment

T. Faulise asked for any other business. R. Jodoin made a motion to adjourn. W. Przylucki seconded the motion. All were in favor. The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary