



# Town of Griswold



28 Main Street  
Griswold, CT 06351  
Phone (860) 376-7060, Fax (860) 376-7070

**DRAFT  
FOR DISCUSSION  
ONLY**

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

**OCTOBER 6, 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, William Przylucki, Alternates Maryann Manning, Duane Button, Recording Secretary Donna Szall

**Absent:** Alternate Louis Demicco, III,

**3. Determination of Quorum**

There was a quorum for this regular meeting of the Zoning Board of Appeals.

**4. Matters Presented for Consideration**

**A. ZBA 04-11 Patel, Manisha S., 15 Holly Drive, Griswold, CT 06351.** Requesting relief from Town of Griswold Zoning Regulations Section 10.4 in order to reduce the right side yard requirement from 30 feet to 19 feet and the rear yard requirement from 30 feet to 19 feet in order to construct a 24 foot by 40 foot addition. The property is zoned R-60.

T. Faulise stated that M. Manning arrived at 7:01 p.m.

T. Faulise asked if there was someone to present the application. He asked for the abutters notifications. Yogi Patel presented the notifications to the board stating at one was returned unopened and five were mailed out. Y. Patel explained that the house is very small and the addition will be a two story addition with two bedrooms and a loft open to the first floor. T. Faulise asked how long they owned the property. Y. Patel stated since 2001.

R. Anthony asked where the septic system was located. Y. Patel stated that the septic system and leaching fields are in the front. He stated that approval was received by the Health District. R. Anthony asked where the driveway was located. Y. Patel showed where the driveway and septic system were located. There was discussion of this matter.

R. Jodoin asked if the fence was the property line. Y. Patel stated that the fence was the property line.

T. Faulise asked if the typo was on the legal notice. Y. Patel had the legal notice which showed the correction section 10.4.

T. Faulise asked the well location. Y. Patel showed the well location with the 75 ft. buffer around it. T. Faulise asked if there would be a bathroom. Y. Patel stated no.

T. Faulise stated that there were no other people here other than the applicants. He asked if there was someone to speak in favor or if anyone was opposed. T. Faulise state that there was no one else here; there was no correspondence in the file for or against the application; the abutters were notified and apparently have no concerns with it.

R. Jodoin stated that he looked at the property with the son and later spoke with Mrs. Patel and he did not have a problem with it. T. Faulise asked what was on the back side of the property. Y. Patel explained that it was a large open lot behind. T. Faulise stated that it was a small lot and may of the small houses in that area have been enlarged. He stated that the left side is non-conforming at 29 ft. from the property line and so the right side is consistent with the left side. R. Jodoin stated that there is garage on the right side. Y. Patel stated that the garage will be removed.

T. Faulise asked for further questions; hearing none, he closed the public hearing and asked for 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.

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

**5. Old Business**

A. Approval of the minutes from September 1, 2010.

D. Doucette made a motion to approve the minutes as presented. R. Anthony seconded the motion. All were in favor. The motion was carried.

**6. New Business**

There was no new business.

**7. Correspondence**

No correspondence.

**8. Adjournment**

R. Jodoin made a motion to adjourn. D. Doucette seconded the motion. All were in favor. The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Donna M. Szall  
Recording Secretary