



# Town of Griswold



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## GRISWOLD ZONING BOARD OF APPEALS REGULAR MEETING MINUTES

OCTOBER 7, 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 7:03 p.m.

#### **2. Roll Call**

**Present:** Theodore A. Faulise, Dorothy Doucette, Ronald Jodoin, William Przylucki Alternate, Alternates Louis Demicco, Recording Secretary Donna Szall

**Absent:** Ronald Anthony, Maryann Manning, III Jeffrey Petersen,

#### **3. Determination of Quorum**

T. Faulise appointed L. Demicco 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 05-10 Dziadul, Ken, 596 Bethel Road, Griswold, CT.** Requesting relief from Town of Griswold Zoning Regulations Section 10.3 to reduce the front yard requirement from 50 ft. to 10 ft. and Section 10.4 to reduce the right side yard requirement from 30 ft. to 10 ft. in order to construct a 49 ft 5 inch by 10 ft, 3.5 ft, ground mount solar array. The property is zoned R-60.

T. Faulise stated that this public hearing was continued from last month so that board members could look at the site. T. Faulise asked members if they looked at the site. L. Demicco stated that he looked at the site. W. Przylucki stated that he looked at the site. T. Faulise asked if the applicant would like to make any additional statements.

David Cohen, Alteris Renewables, representing Ken Dziadul stated that it is our understanding that if we move the array five feet to the south it would put the back edge of the array 15 feet from the property line within the 50 foot strip that it would then meet the requirements for an accessory structure. He showed the board where it would be located on the site plan. He stated that the driveway can be moved for the array.

T. Faulise explained that there was a request to reduce the front yard requirement; the 50 ft setback applies to the primary structure but was not required for an accessory structure. D. Cohen stated that if that is the case, we can withdraw. T. Faulise asked D. Cohen if he would like to withdraw the application. D. Cohen stated yes. T. Faulise asked the property owner if he agreed. K. Dziadul agreed to withdraw the application. T. Faulise stated that the property owner must be sure that the structure must be 15 feet from the property line. D. Cohen stated that it will be 15 feet from the property line. K. Dziadul stated that we will make it 15 feet from the property line.

T. Faulise asked for a motion to accept the withdrawal of this application. David Sorensen asked to speak in rebuttal. T. Faulise stated that there is a motion in order to withdraw; we cannot continue the public hearing if the application has been withdrawn. D. Sorensen asked if he could comment. T. Faulise stated yes. D. Sorensen voiced his concerns for the safety of the array and read an ordinance about that any structure earth bound station shall not block solar access to adjoin properties. T. Faulise asked the Section. D. Sorensen stated it was Section 11.16.6. T. Faulise explained that it was for a dish antenna. T. Faulise asked the applicant if there was an objection to this discussion. D. Cohen stated he did object since the application was withdrawn. L. Demicco stated that we should not be hearing any more information.

T. Faulise asked for the motion to accept the withdrawal of the application. L. Demicco made a motion to accept the withdrawal. R. Jodoin seconded the motion. All were in favor. The motion was carried. D. Sorensen asked if he could file an objection. T. Faulise stated that he could file an objection but he didn't know who he would file it too. There was discussion of this matter that it is a civil matter.

**B. ZBA 06-10 Smith, Jeffrey W., 54 Mechanic Street, Jewett City, CT.** Requesting relief from Borough of Jewett City Regulations Section 9.4 to reduce the right side yard requirement from 10 feet to 4 feet in order to construct an 18 ft. by 20 ft. garage. The property is zoned B-R.

T. Faulise asked if the applicant was present. He asked for the abutters' notifications. Jeffrey Smith submitted the notifications to the board. He stated that he discussed the property with his neighbor Norman. He stated that he is objecting the four feet. J. Smith explained that he was requesting a variance to build a garage 4 ft. from Norman's property line so that there would be access to the garage in a straight line especially when he sells the property. He stated that he would move the garage back further back 10 ft and move it to be 10 ft. from the property line. He showed the board where the garage would be moved to meet the 10 ft. from the property line.

T. Faulise asked if the application can move the garage over to the left to make 10 ft. from the property line. J. Smith stated yes he can move it to the left and it must be moved back an additional 10 ft. T. Faulise stated that if you moved this garage, then it would be in compliance with zoning. J. Smith stated yes. R. Jodoin stated that he had a lot of room in the back.

T. Faulise stated that if you are willing to move the garage then a variance is not needed. You would receive a building permit for 10 ft on that side and to meet

Norman Turcotte stated that he wanted the garage to be 10 ft off from his property line. T. Faulise stated that he will comply with the regulation and the garage will be 10 ft from the property line.

T. Faulise asked the applicant to formally withdraw the application. J. Smith stated that he will withdraw the application and comply with the zoning regulations.

L. Demicco made a motion to accept the withdrawal of this application. R. Jodoin seconded the motion. All were in favor. The motion was carried.

**C. ZBA 07-10 [REDACTED], (name and address removed per request of applicant)**

Requesting relief from Town of Griswold Zoning Regulations Section 10.4 to reduce the right side yard requirement from 50 feet to 2 feet in order to construct a 26 ft. by 32 ft. storage shed. The property is zone R-80.

T. Faulise asked Mr. [REDACTED] to make his presentation. S [REDACTED] explained that he had 6.5 acres and there is ledge and wetlands; the back of the property abuts his parents' property and this is the proposed location of the shed. He stated that he has future plans to build a barn to start a small farm. R. Jodoin stated that the location is the perfect spot for the shed.

T. Faulise asked for any questions from the board. He stated that there was no correspondence for or against in the file. There was no one present for or against this application. T. Faulise closed the public hearing and entertained a motion. L. Demicco made a motion to grant the variance. R. Jodoin seconded the motion. All were in favor. The motion was carried.

**5. Old Business**

A. Approval of the minutes from September 2, 2009.

T. Faulise asked for any corrections or omissions. L. Demicco made a motion to accept the minutes. R. Jodoin seconded the motion. All were in favor. The motion was carried.

**6. New Business**

T. Faulise asked for new business. D. Doucette asked D. Szall to send the missing pages to the other members. D. Szall will send the pages. There was no other new business.

**7. Correspondence**

She stated that there was a letter from FEMA that came in yesterday and she gave copies to the members.

**8. Adjournment**

T. Faulise asked for a motion to adjourn.

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