



# Town of Griswold



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

**NOVEMBER 3, 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 Jodoin, William Przylucki, Alternates, Duane Button, Recording Secretary Donna Szall

**Absent:** Ronald Anthony, Alternates Louis Demicco, III, Maryann Manning

**3. Determination of Quorum**

T. Faulise 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 05-11 Merrill, Clarence G. & Judith A., 194 Edmond Road, Griswold, CT 06351.** Requesting relief from Town of Griswold Zoning Regulations Section 10.3 to reduce the front yard requirement from 50 ft. to 30 ft. in order to construct a 22 ft. by 32 ft. garage. The property is zoned R-60.

T. Faulise asked if the applicant was present. Clarence Merrill was present and submitted the abutters' notifications for the record. C. Merrill explained that because the zone was changed, the front setback changed from 30 ft. to 50 ft. He explained that there was a drop that will be filled to accommodate the new garage. T. Faulise asked if there was a grade. C. Merrill stated yes, the garage will be in the front yard.

R. Jodoin stated that he saw the property and spoke to Mrs. Merrill and that he had no problems with the project. T. Faulise asked for other questions. He stated that there was no correspondence in the file either for or against the application and that there was an approval letter from the Uncas Health District which he read for the record. He stated that there was no one to speak in favor and no one who was opposed to the application.

T. Faulise 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. T. Faulise stated that the only abutter was the Geer family who has no problems with the application since they are not present. He asked for a vote. All were in favor. The motion was carried.

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

- B. ZBA 06-11 Plante, Henry J., P.O. Box 716, Jewett City, CT 06351, Property location: 21 Belvedere Avenue, Jewett City.** Requesting relief from Borough of Jewett City Regulations Section 9.5 to reduce the rear yard requirement from 20 ft. to 10 ft. in order to construct a 26 ft. by 26 ft. garage. The property is zoned B-R.

T. Faulise asked if the applicant was present. Henry Plante was present and submitted the abutters' notifications to the board. He explained that he is asking for a 10 foot variance to build a garage. He explained that the garage may be set fourteen feet from the property since there is a drainage pipe on the right of the property but isn't sure where it is actually located. R. Jodoin explained that the drainage pipe was called the "Panama Canal" which runs from Lenox Faust, through several properties to Ashland Lake. T. Faulise asked if there was access by the abutters. H. Plante explained that they had access on Talcott Avenue.

D. Doucette asked about the 10 ft. and that if it is 14 ft. then it will be further away from the property line. H. Plante stated that he didn't know where the drainage pipe was and that he is asking for the 10 ft set back to accommodate the drainage pipe when it is located. There was discussion of this matter.

T. Faulise asked if it would have a foundation or a slab. H. Plante stated that it would be a slab and a one storey garage. He submitted a letter from Mrs. Pearl Brenek to the board. T. Faulise read the letter for the record that she had no opposition to the application. T. Faulise asked the size of the lot. H. Plante stated that it was 150 ft. by 100 ft.

T. Faulise stated that there was no other correspondence in the file and that there was no one to speak in favor or in opposition to the application. He closed the public hearing and asked for a motion.

W. Przylucki made a motion to grant the variance as presented. D. Button seconded the motion. All were in favor. The motion was carried.

#### **5. Old Business**

- A.** Approval of the minutes from October 6, 2010.

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

#### **6. New Business**

T. Faulise stated that the Quarterly Newsletter had an article about what constitutes a hardship. There was discussion of this matter.

#### **7. Correspondence**

There was no correspondence.

#### **8. Adjournment**

R. Jodoin made a motion to adjourn. D. Doucette seconded the motion. All were in favor. The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Donna M. Szall  
Recording Secretary