



Town of Griswold



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GRISWOLD ZONING BOARD OF APPEALS REGULAR MEETING MINUTES

November 4, 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 7:00 p.m.

2. Roll Call

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

Absent: Jeffery Petersen, III

3. Determination of Quorum

There was a quorum for this regular meeting of the Zoning Board of Appeals. T. Faulise stated that there were minutes scheduled on the Agen

4. Matters Presented for Consideration

There were no applications for consideration

5. Old Business

A. Approval of the minutes from October 7, 2009.

T. Faulise stated that the minutes were not available and asked for a motion to waive the minutes to the next regular meeting. D. Doucette made a motion to waive the minute to the next regular meeting. R. Jodoin seconded the motion. All were in favor. The motion was carried.

6. New Business

A. Zoning Enforcement Officer requests clarification of front yard setback regarding 596 Bethel Road for installation of solar array.

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P. Zvingilas explained that an application for a solar array at 596 Bethel Road stating that the board recommended that the applicant withdraw the application because the front yard set back was met. He stated that he needed something from the ZBA in writing that this was their official opinion. He gave a copy of the site plan and explained where the front yard and side yard are located for this property. P. Zvingilas stated that there was a neighbor who had a problem with the installation of this solar array so P. Zvingilas wanted something in writing from the ZBA that they are looking at the front yard differently than how he would look at the front yard delineation. D. Doucette asked that even though the board has made a decision on this. P. Zvingilas stated that no decision was made due to the withdrawal of the application P. Zvingilas asked for something from the Board for their interpretation of this particular case because he didn't know what the neighbor would do and that this may end up in court. He stated that he would have to deny a building permit based on his interpretation of a front yard unless he has a decision from the ZBA. T. Faulise read definitions of yard side and yard front and lot frontage for the record. He stated that the array was moved to 15 feet from the side yard so it complies with the regulations. T. Faulise stated that the building line is for the primary building and the street line extending the full width of the lot. He stated that the array is an accessory use and that the requirements are met, in his opinion, with the array being 300 feet from the road. There was discussion of this matter of the interpretation of the front yard in regard to an accessory building and that the 50 foot front set back in a non-buildable area.

P. Zvingilas stated that he could go to Planning and Zoning on Monday to address this matter. T. Faulise read the section in the regulations for Planning and Zoning Commission as the body that determines official rulings and that this matter should go before the Planning and Zoning Commission. P. Zvingilas will ask for an official ruling to the Planning and Zoning Commission. D. Doucette asked P. Zvingilas to come back to this board with Planning and Zoning's decision.

T. Faulise asked for a motion to send this matter to the Planning and Zoning Commission. D. Doucette made a motion to request P. Zvingilas to go to the Planning and Zoning Commission to get their official ruling. R. Jodoin seconded the motion. All were in favor. The motion was carried.

T. Faulise asked for any other new business.

7. Correspondence

There was no correspondence.

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