



Town of Griswold



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GRISWOLD ZONING BOARD OF APPEALS REGULAR MEETING MINUTES

DECEMBER 2, 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 Jodoin, William Przylucki Alternates Louis Demicco, III, Maryann Manning, Duane Button, ZEO Peter Zvingilas, Recording Secretary Donna Szall

Absent: Ronald Anthony

3. Determination of Quorum

T. Faulise appointed M. Manning 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 08-10 Coutu, James & Kathryn, 40 Chiou Drive, Griswold, CT. Property location: 257 Stone Hill Road, Griswold. Applicant requests relief from Town of Griswold Regulations for Section 10.3 and Section 10.4.1 in order to reduce the left side yard requirement from 30 feet to 14 ft. and the frontage requirement from 50 ft. to 32 ft. in order to construct a 24 ft. by 28 ft. attached garage; to reduce the front yard requirement from 50 ft. to 27 ft. in order to construct a 8 ft. by 34 ft. front porch addition; to reduce the left side yard requirement from 15 ft. to 8 ft. and the rear yard requirement from 15 ft. to 8 ft. in order to construct a 10 ft. by 14 ft. shed; and to reduce the rear yard requirement from 50 ft. to 10 ft. in order to construct a 10 ft. by 22 ft. pool house. The property is zone R-40.

T. Faulise asked if anyone was present to represent the application. He asked for the notice to the abutters. James Coutu submitted the abutter's certificate of mailing to the board. T. Faulise asked J. Coutu to explain the hardship and why he was requesting the variance.

T. Faulise stated to let the record show that Lou Demicco arrived at 7:01 p.m.

J. Coutu explained that the property is zoned R-40 and the front yard set back is 50 ft. He was requesting a variance to put a front porch addition on the house and needed a variance for the front yard setback. He explained that he wanted to construct a garage attached to the house on the same side as the driveway. T. Faulise asked if the house was set back 50 ft. J. Coutu stated no but that it was at 40 feet. P. Zvingilas stated that this is Arrow Head I and all the setbacks were 30 feet and the zone change made the lots non-conforming. There was discussion of this matter.

T. Faulise asked about the front porch. J. Coutu stated that the porch will be 8 ft. wide. T. Faulise asked him about the variance for the shed. J. Coutu stated that there is a 10 ft. by 14 ft. shed and wants to add a shed 8 ft to the property line. T. Faulise stated that the setback is 15 ft. J. Coutu stated that he could make the 15 ft. set back. There was discussion of this matter.

T. Faulise asked about the pool house and if it was moved five feet it would be compliant. John Wood stated that there would not be the room if the pool house was moved forward. T. Faulise asked if the lot coverage was determined for all the buildings. D. Doucette asked the maximum coverage. T. Faulise stated that the coverage for R-40 was 20 percent. P. Zvingilas asked the dimensions of the lot. J. Wood showed the board the street card with the lot dimensions of 21,300 sq. ft. P. Zvingilas determined that the lot coverage would be about 4,200 sq. ft. There was discussion of this matter including that the pool is part of the maximum lot coverage.

T. Faulise read the letter dated December 2, 2009 from Sanitarian Al Gosselin for the record that there is a code compliant area for a reserve septic system and gave his approval. R. Jodoin stated that he looked at the property and spoke to some of the people out there. T. Faulise stated that it sounds like a lot of variances. J. Coutu stated that everything wouldn't be put in right away. D. Doucette asked if he was all set for moving the shed 15 ft. J. Coutu stated no. J. Wood stated that it would be better that he get the variance and he will be in conformance with the neighboring set backs. There was discussion of this matter.

T. Faulise asked for other questions. He asked if there were people to speak in favor. The only correspondence is the approval letter from the sanitarian. Susan Cary, Totem Lane, stated that her property abuts this property. She asked about the construction vehicles and mud and the grove of trees were cut down. She asked what the construction time frame was. J. Coutu stated that it would be about a year. J. Coutu stated that the red maple trees were diseased and the roots had come to the top so they were cut down.

Fred Kemp 265 Stone Hill Road stated that he was concerned for the two car garage that would decrease the value of his home. He stated that he has not heard any hardship and that there are other places on the property to put the garage. J. Coutu explained that if the garage was put on the other side, he would be walking into the living room; with the garage on the proposed side the entrance would be in the kitchen. J. Woods explained that the other side of the property is needed for the reserve septic system. J. Coutu stated that he could make the garage detached. P. Zvingilas stated that the new building code requires that garages must be 10 feet from the house. There was discussion of this matter including that the garage will be one story with a peak.

T. Faulise asked for any other questions or comments. R. Jodoin asked if the garage needs to be a two car garage. J. Coutu stated that he would like a two car garage to be able to work on the cars in there, There was discussion of this matter.

T. Faulise state that the application will be as presented and asked for further questions or comments. F. Kemp stated that the line showing the distance to the property line is not perpendicular to the property line. There was discussion of this matter.

T. Faulise stated that there were no other comments he closed the public hearing and asked for discussion of the application. R. Jodoin stated that there were stakes and flags, J. Coutu stated that those were put there by the surveyor. L. Demicco stated that it was originally a 30 ft. setback. T. Faulise stated yes. D. Doucette asked if the house was built at the angle. J. Coutu stated yes.

R. Jodoin made a motion to grant the variance as presented. W. Przylucki seconded the motion. All were in favor. The motion was carried. T. Faulise stated that there is a 15 day appeal period after appearance in the newspaper.

B. ZBA 09-10 Churchill, Raymond III & Lauren, 150 Bitgood Road, Griswold, CT. Applicant requests relief from Town of Griswold Regulations Section 10.4 to reduce the rear yard requirement from 50 ft. to 34 ft. in order to construct a 24 ft. by 30 ft. 1 bedroom in-law apartment addition. The property is zoned R-80.

T. Faulise asked if there was any one here to represent the applicant. Demian Sorrentino, certified planner and soil scientist, Boundaries, LLC presented the application to the commission. He submitted the abutters' notifications to the board. He submitted a letter of authorization to represent the property owners; and an approval letter dated November 18, 2009, from Sanitarian A. Gosselin which he read for the record; and he submitted a letter from Douglas and Tina Chamness, 142 Bitgood Road having no objections to the project that was read for the record. R. Jodoin stated that he spoke with Lucy Yurechko who did not have a problem with the project. He asked if to the right side to the pond was that owned by someone else. D. Sorrentino stated that it was his understanding and according to the record that the property line go to the centerline of the river. There was discussion of this matter.

D. Sorrentino explained that this addition would be attached to the garage and the house is a 3-bedroom house. He explained that the addition would be 24 ft. b 30 ft. addition and are asking for a variance for the rear yard requirement to 34 ft. R. Jodoin asked if the addition would extend past the pool. D. Sorrentino stated no it will come out to the closest side of the pool deck. D. Doucette asked if addition would be a single story addition. D. Sorrentino stated that the homeowner will answer that question. Raymond Churchill explained that the addition will be a two story addition, the garage is a two bay garage with unfinished storage above and the addition will be attached to it. D. Doucette asked where the access to the apartments. R. Churchill explained where the front door access was located, the access through the garage and access to the back. P. Zvingilas asked where the common access was located. R. Churchill stated that it is though to the garage. P. Zvingilas stated that there must be a common entrance or it will be considered to be a two-family. R. Churchill stated that there is a breezeway entrance to the house. P. Zvingilas stated that the common entrance can be through the breezeway. There was discussion of this matter including that there will be a bump out from the garage to the breezeway to create a common entrance.

P. Zvingilas asked if there was a common well with the abutting property and if there were separate septic systems.. R. Churchill explained that they do have a easement to the well but that Doug Chamness had a new well dug for them when they bought the property. He stated that there are separate septic systems. There was discussion of this matter.

T. Faulise asked for other questions. R. Churchill asked if it could b e built as it is and call it a two family. P. Zvingilas stated that you would need twice the land area to call it a two family.

T. Faulise asked for other questions. There is no correspondence in the file for or against. There is no one here to speak for or against it; he closed the public hearing and asked for discussion. R. Jodoin stated that he looked at the property and spoke to Lucy Yurecheko. T. Faulise stated that 6 feet is not an excessive change and will not affect property values. R. Jodoin asked if the addition will be near the pool. D. Sorrentino showed where the addition was in relation to the pool. T. Faulise entertained a motion. W. Przylucki made a motion to grant the variance as presented. R. Jodoin seconded the motion. All were in favor. The motion was carried. T. Faulise explained the 15 day appeal period.

5. Old Business

A. Approval of Minutes of October 7, 2009

T. Faulise asked for any corrections or omission to the minutes of October 7, 2009 and asked for a motion. D. Doucette made a motion to accept the minutes as presented. R. Jodoin seconded the motion. All were in favor. The motion was carried

B. Approval of Minutes of November 4, 2009

T. Faulise asked for any corrections or omission to the minutes of November 4, 2009 and asked for a motion. D. Doucette made a motion to accept the minutes as presented. W. Przylucki seconded the motion. All were in favor. The motion was carried

L. Demicco asked why there were two different application fees. D. Szall stated that the state raised their fee from \$30 to \$60. There was discussion of this matter.

6. Correspondence

7. New Business

A. Review of 2010 Schedule of Meetings to be signed and returned to the Town Clerk.

T. Faulise asked for any questions regarding the schedule of meetings. He stated that the first Wednesday has been working well. He asked W. Przylucki made a motion to accept the 2010 Schedule of Meetings. R. Jodoin seconded the motion. All were in favor. The motion was carried.

B. Discussion of an Official Ruling from the Griswold Planning & Zoning Commission regarding Section 10.4.1 and Section 21 Definitions of front yard for an accessory structure.

T. Faulise explained that the solar array application will be coming back to us. He stated that Planning and Zoning Commission ruled that a variance was needed for structures in the access strip. There was discussion of this matter that anyone building in the strip will asked for a zero setback.

C. Election of Officers.

T. Faulise asked for nominations for Chairman. R. Jodoin made a motion to nominate T. Faulise as chairman. B. Przylucki seconded the motion. There were no other nominations. All were in favor. The motion carried. T. Faulise asked for nominations for Vice Chairman. R. Jodoin made a motion to nominate D. Doucette as vice chair. T. Faulise seconded the motion. There were no other nominations. All were in favor. The motion carried. T. Faulise asked for nominations for Secretary. R. Jodoin made a motion to nominate T. Faulise as secretary. T. Faulise seconded the motion. There were no other nominations. All were in favor. The motion carried.

8. Adjournment

R. Jodoin made a motion to adjourn. W. Przylucki seconded the motion. All were in favor. The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary