



Town of Griswold



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GRISWOLD ZONING BOARD OF APPEALS

REGULAR MEETING
MINUTES

DECEMBER 5, 2012

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 7:05 p.m.

2. Roll Call

Present: Theodore A. Faulise, Dorothy Doucette, Ronald Jodoin, Alternates Louis Demicco, III, Maryann Manning, Duane Button, Recording Secretary Donna Szall

Absent: Ronald Anthony, William Przulucki

3. Determination of Quorum

T. Faulise appointed M. Manning for R. Anthony. T. Faulise appointed D. Button to sit for W. Przulucki. There was a quorum for this regular meeting of the Zoning Board of Appeals.

4. Matters Presented for Consideration

- A. **ZBA 02-13 Assets Associates, LLC, 48 Sherwood Lane, Norwich, CT 06360. 411 Voluntown Road, Griswold.** Requesting relief from Town of Griswold Zoning Regulations Section 11.8.2.2a to reduce front landscape area from 30 ft. to 10 ft., Section 11.8.2.2b to allow 1 shade tree for each 60 ft of front lot width from required 1 shade tree for each 25 ft. of front lot width, and Section 11.8.2.4 to reduce the 25 ft. landscape buffer adjacent to a residential use to no landscape buffer in order to construct an 8000 sq. ft. building to house United Community & Family Services Health Center. The property is zoned C-1. – continued from October meeting

T. Faulise explained that this public hearing was continued from the October meeting for ZBA 02-13 Assets Associates. He stated that there is a letter in the file dated November 21, 2012 requesting that the application be withdrawn without prejudice. He read the letter for the record. T. Faulise asked for a motion to close the public hearing.

MOTION: R. Jodoin made a motion to close the public hearing. D. Doucette seconded the motion. All were in favor. The motion was carried.

T. Faulise asked for a motion to accept the withdrawal request.

MOTION: D. Doucette made a motion to accept the request for withdrawal. R. Jodoin seconded the motion. All were in favor. The motion was carried.

T. Faulise explained to the audience that this application was withdrawn.

- B. ZBA 03-13 Ware, Ryan & Beth, 222 Shetucket Tpke, Griswold, CT 06351. Property location: 194 Shetucket Tpke, Griswold.** Appeal of Zoning Enforcement Officer/Building Official denial of building permit due to the inability of Zoning Enforcement Officer/Building Official to verify the property location as an approved building lot. – continued from October meeting.

T. Faulise stated that this public hearing was continued from October; he asked if there was any new information. Joseph Przulucki submitted an e-mail dated November 14, 2012 from D. McBride of CTDOT. J. Faulise read for the record the email dated November 14, 2012 that there has been a curb cut at 194 Shetucket Tpke under a past permit having been paved and repaved through the State VIP projects; and that it is a legal driveway. T. Faulise entered it as EXHIBIT A from Dan McBride, District 2 Permits for the record. T. Faulise asked if he wanted to continue this matter. J. Przulucki stated that they would abide by whatever decision the ZBA made. D. Doucette asked if Planning & Zoning took action on this. J. Przulucki explained that Planning & Zoning asked for additional information at their last meeting. There was discussion of this matter including that the planner thought that this email would not be acceptable.

L. Demicco arrived at 7:15 p.m.

D. Doucette suggested waiting to see what Planning & Zoning does on Monday. T. Faulise asked the applicant if wanted to continue the public hearing. J. Przulucki stated that he is requesting to continue the public hearing. T. Faulise asked for a motion to continue the public hearing.

MOTION: D. Button made a motion to continue the public hearing. T. Faulise asked if all were in favor. All were in favor. The motion was carried.

5. Old Business

- A.** Approval of the minutes from November 7, 2012.

T. Faulise asked if there were any corrections or omissions; he asked for a motion:

MOTION: R. Jodoin motioned to accept the minutes of November 7, 2012 as presented. D. Doucette seconded the motion. All were in favor. The motion was carried.

6. New Business

T. Faulise asked if there was any new business. R. Jodoin stated that he drove by Aspinook View on Mathewson Street. He stated that nothing has been done there other than putting lumber on the tops of the foundations; there was no garbage there. He stated that they did put up a fence at Mrs. LaFrancoise's house and that she was satisfied with the fence where the drop off is located at her yard. There was discussion of this matter.

R. Jodoin stated that he wanted to thank the alternates for their regular attendance at meetings because without them, there would not be regular quorums for meetings. There was discussion of this matter.

7. Correspondence

There was no correspondence.

8. Adjournment

T. Faulise asked for any other business. R. Jodoin made a motion to adjourn. D. Button seconded the motion. All were in favor. The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary