Town of Griswold
28 Main Street
Griswold, CT 06351
Phone: 860-376-7060   Fax: 860-376-7070

GRISWOLD ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
FEBRUARY 6, 2019
GRISWOLD TOWN HALL – FIRST FLOOR MEETING ROOM

I. REGULAR MEETING/PUBLIC HEARING(S) (7:00 P.M.)

1. Call to Order

   Chairman T. Faulise called the meeting to order at 7:00 P.M.

2. Roll Call

   Present: Theodore Faulise - Chairman, William Przylucki, Thersea Madonna and Gordon Santerre, Duane Button, Mary Ann Manning, Town Planner Mario Tristany, and Recording Secretary Kate Lacasse
   16 People of Interest
   Absent: Joseph Savino

3. Determination of Quorum

   Chairman T. Faulise determined that a quorum of the Commission was seated.

4. Matters Presented for Consideration

   A. ZBA 05-19 Stephen and Jennifer Rochette, 85 Osga Lane, Griswold, CT Requesting relief from Griswold Zoning Regulation Section 10.3 to reduce the front yard requirement from 50 ft. to 33.6 ft., Section 10.4 to reduce the left side yard requirement from 30 ft. to 12 ft. and right side yard requirement from 30 ft. to 13.4, section 10.5 increase the lot coverage requirement from 15% to 23 % in order to construct a 3,560 SF. 2-bedroom single family residence (containing 1-bedroom residence for applicants & 1-bedroom in-law apartment for applicant’s mother which is permitted by Section 4.2.4 and 11.18 of the Griswold Zoning Regulations). Property is Zoned R-60.

   - Chairman T. Faulise asked if representation for the application was present.
   - Demian Sorrentino of Boundaries, LLC stated he was present to represent the application.
   - D. Sorrentino submitted proof of notification to the properties abutters into the record.
   - D. Sorrentino stated that 85 Osga Lane is a preexisting lot of record and one of many under sized lots on Osga Lane. The applicant wishes to construct a 3,560 SF. 2 bedroom single family home (containing 1 bedroom for applicant and a 1 bedroom in-law apartment for applicant’s mother). D. Sorrentino distributed preliminary floor plans for the home. D. Sorrentino stated that as you can see the home has a large footprint due to all living quarters being on one level. It’s hard to accommodate a large home in a small lot, which is why the home is unable to conform to current Zoning Regulations. D. Sorrentino stated the R-60 zone allows 15% lot coverage and we are proposing 23% lot coverage, which includes the proposed home and existing garage.
• D. Sorrentino stated Uncas Health Department has approved a code compliant septic system. An Inland Wetlands application has been reviewed by the commission, we are hoping for approval at the February 21, 2019 meeting.

• Chairman T. Faulise asked if anyone was in favor or against the application.

• Jack Hayes of 87 Osga Lane stated he isn’t opposed to the construction of a home at the 85 Osga Lane property; he is concerned with the proposed home size. J. Hayes stated that in his opinion the hardship for this application is self created. Hardship is described as land configuration, or preexisting buildings cause a hardship with the building. The want or desire of the land owner does not constitute a hardship. The property owner has a choice, the land has no choice. The land owner wanting to build a structure that the property cannot handle is not a hardship and is not to be considered one in zoning regulations. Example: if a family owns a home on a piece of property, they then adopt a child and therefore they need more room but they cannot meet the setbacks that hardship wouldn’t exist if they had not adopted the child. That would be considered a self created hardship because they adopted the child. A smaller house could be built within the R-60 setbacks. Additionally he feels as though the proposed drainage isn’t adequate.

• Kevin Kobelski of 9 Farm Stand Lane stated he shares the same concerns as J. Hayes as far as the proposed home size and drainage.

• D. Sorrentino stated he will be more than happy to revise the plans in order to address the drainage concerns.

• Chairman T. Faulise asked if there were any additional comments for or against the application.

• Commission member G. Santerre stated he feels the commission needs time to review the application before making a decision.

• MOTION: M. Manning made a motion, which was seconded by G. Santerre to continue the Public Hearing until the March 6, 2019 Regular meeting. The motion passed unanimously.

B. ZBA 06-19 Frechette, 131 Latham Drive, Griswold, CT Requesting relief from Section 10.3 of the Griswold Zoning Regulations to reduce the Front Yard from 50 ft. required to 19.8 ft., Section 10.4 reduce the left side yard requirements from 30 ft. to 16 ft. and right side yard requirement from 30 ft. to 4.5 ft. Section 10.4.1 to reduce rear yard requirement from 15 ft. to 11.6 ft. Section 10.5 to increase the lot coverage requirement from 15% to 24% to construct a 854 SF 1 Bedroom single family residence and 80 SF. Accessory boathouse. Property is zoned R-60.

• Chairman T. Faulise asked if anyone was present to represent the application.

• Demian Sorrentino of Boundaries, LLC stated he was present to represent the application.

• D. Sorrentino submitted proof of notification to the properties abutters into the record.

• Sorrentino stated 131 Latham Drive is a 50 ft. wide lot. The prior 850 SF. Cottage suffered a fire and was demolished. The current property owners wish to construct an 854 SF. single family home and 80 SF. Accessory boathouse.

• T. Faulise asked if there were any additional comments for or against the application.

• Cheryl Jarvis of 133 Latham spoke in favor of the application.

• Hearing none the Public Hearing was closed at 8:25 P.M

• MOTION: T. Madonna made a motion, which was seconded by M. Manning to approve application ZBA 06-19 as presented. The motion passed unanimously.

C. ZBA 07-19 Fredrick and Kathy Sabrowski, 6 Lee Avenue, Griswold, CT Requesting relief from section 10.4 to reduce the right side requirement from 15 ft. to 10 ft. to construct a 17 ft. by 24 ft. Garage/Workshop. Property is zoned R-60.
• Chairman T. Faulise asked if representation for the application was present.
• Property Owner Fredrick Sabrowski stated he was present to represent the application.
• F. Sabrowski submitted proof of notification to the properties abutters into the record.
• F. Sabrowski stated he would like to construct a 17 ft. by 24 ft. steel garage to be primarily used as a workshop.
• F. Sabrowski submitted his building plan into the record.
• Chairman T. Faulise asked if the commission members had any comments or questions for the applicant.
• Hearing none the Public Hearing was closed at 8:35 P.M.
• **MOTION:** G. Santerre made a motion, which was seconded by B. Przyłucki to approve application ZBA 07-19 as presented. The motion passed unanimously.

5. **Old Business**
   
   A. Approval of the September 05, 2019 Regular Zoning Board of Appeals Meeting Minutes.
   
   • Chair Theodore A. Faulise asked for any corrections or omissions.
   
   • T. Madonna stated that item #4 under C. she voted no and the minutes indicate she abstained.
   
   • **MOTION:** T. Madonna made a motion, which was seconded by G. Santerre to accept the minutes of the September 05, 2019 Regular Zoning Board of Appeals Meeting Minutes with the mentioned correction. The motion passed unanimously.

6. **Any Other Business**

7. **Adjournment**

Chairman T. Faulise asked for a motion to adjourn tonight’s meeting.

• **MOTION:** W. Przyłucki made a motion, which was seconded by T. Madonna to adjourn the meeting at 8:37 P.M. The motion passed unanimously.

Respectfully Submitted,
Kate Lacasse
Recording Secretary