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GRISWOLD ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
MARCH 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, Joseph Savino, Thersea Madonna and Gordon Santerre, Duane Button, Gary Beulac, Mary Ann Manning, Town Planner Mario Tristany, and Recording Secretary Kate Lacasse
7 People of Interest
Absent: William Przylucki

3. Determination of Quorum

Chairman T. Faulise sat Duane Button for William Przylucki. It was determined that a quorum of the Commission was seated.

4. Election of Officers

A. Chairman – Nomination for Chairman

- MOTION: T. Madonna made a motion, which was seconded by M. Manning, nominating Theodore Faulise as Chairman of the Zoning Board of Appeals. The motion passed unanimously.

B. Vice Chairman – Nomination for Vice Chairman

- MOTION: T. Faulise made a motion, which was seconded by T. Madonna, nominating Mary Ann Manning as Vice Chairman of the Zoning Board of Appeals. The Motion Passed unanimously.
C. Secretary – Nomination for Secretary

- **MOTION:** T. Faulise made a motion which was seconded by D. Button, nominating Theresa Madonna as Secretary of the Zoning Board of Appeals. The motion passed unanimously.

5. 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 applicants 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 stated applicants Stephen and Jennifer Rochette recognized the gravity of the requesting, the house was very large on an undersized lot. After further thought by the applicant and our firm they have dramatically changed the proposal.

- D. Sorrentino stated that the modifications by: (1) removing the planned in-law apartment and proposing a standard 2-bedroom single family home residence; (2) significantly reducing the size of the footprint of the proposed residence from 3,560 SF to 2,650 SF; and (3) removing the crawlspace from the house design which lowers the proposed finished floor elevation of the residence by 2 feet, reduces required fill adjacent to the residence and eliminates the need for under slab groundwater drains. D. Sorrentino stated the requested variances are now as follows. Front Yard: 43.0 FT, Left Side Yard: 17.4 FT, Right Side Yard: 23.4 FT, Lot Coverage 21%. The amended variance requests are closer to conformity then previously submitted.

- D. Sorrentino stated Uncas Health Department has approved the revisions to the septic system. An Inland Wetlands permit was obtained on February 21, 2019.

- D. Sorrentino read Griswold Zoning Regulations Section 11.9 for the record. D. Sorrentino stated the purpose of Regulation 11.9 is to replace mobile homes within the Town with wood frame homes. That’s what we’re doing in this case.

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

- Jack Hayes of 87 Osga Lane stated he is satisfied with the revisions made to the application.

- Kevin Kobelski of 9 Farm Stand Lane stated he is happy with the changes as well.
• T. Madonna stated it appears most of the homes in the 85 Osga Lane neighborhood are 2-story homes to accommodate the lot size. Has that been taken into consideration by the applicant?

• D. Sorrentino stated that the applicant does not desire a 2-story home as they wish to retire at this property.

• T. Madonna stated so it possible to build a more conforming home on the property, it’s just not the home the applicant desires.

• G. Santerre stated a conforming home could be built at the 85 Osga lane lot without any conformity changes. G. Santerre stated the last comment D. Sorrentino made was that they are taking a non-conforming mobile home off the property and replacing it with a conforming wood frame house that doesn’t meet any of the setbacks.

• D. Sorrentino stated that there are two aspects of conformity in zoning. Use and Dimension. The form of residence, is currently non-conforming as it’s a mobile home with an addition, that mobile home is a non-conformity.

• G. Santerre stated he still has a hard time understanding the hardship of the application.

• D. Sorrentino stated his understanding is when you replace a non-conformity with conformity, the requirement to demonstrate a hardship goes away.

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

• Chairman T. Faulise closed the Public Hearing at 7:30

• **MOTION:** M. Manning made a motion, which was seconded by D. Button to approve application ZBA 05-19 as amended. The motion failed due to lack of affirmative votes. M. Manning, D. Button, and T. Faulise voting in favor and T. Madonna and G. Santerre voting no.

6. **Old Business**

   A. Approval of the February 6, 2019 Regular Zoning Board of Appeals Meeting Minutes.

   • Chairman Theodore A. Faulise asked for any corrections or omissions.

   • **MOTION:** T. Madonna made a motion, which was seconded by D. Button to accept the minutes of the February 6, 2019 Regular Zoning Board of Appeals Meeting Minutes. The motion passed unanimously.

7. **Any Other Business**

8. **Adjournment**

   Chairman T. Faulise asked for a motion to adjourn tonight’s meeting.
- **MOTION:** M. Manning made a motion, which was seconded by T. Madonna to adjourn the meeting at 7:36 P.M. The motion passed unanimously.

Respectfully Submitted,
Kate Lacasse
Recording Secretary