

AGENDA
ZONING BOARD OF APPEALS
OCTOBER 12, 2016 - 7:00 P.M.
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 1

- I. ROLL CALL
- II. PUBLIC HEARING
 - 1. ZBA#16-10 -18-22 West Main Street, Historic Mystic LLC/Owner, Gregg Fedus/Engineer, for a variance to Section 5.2 to allow side yard setbacks of 0 feet in lieu of the required 10 feet, a front yard setback of 0 feet in lieu of the required 10, and lot coverage of 100% instead of the required 65% for a new carport. PIN#261918412081, WDD Zone. CAM. - Continued**
- III. MEETING FOLLOWING PUBLIC HEARING
 - 1. ZBA#16-10 -18-22 West Main Street, Historic Mystic LLC/Owner (CAM)
- IV. CORRESPONDENCE
- V. APPROVAL OF MINUTES
 - 1. September 28, 2016*
- VI. OLD BUSINESS
- VII. NEW BUSINESS
 - 1. New Applications
- VIII. REPORT OF STAFF
- IX. ADJOURNMENT
 - * Enclosed
 - ** Previously sent

Next meeting: October 26, 2016

MINUTES
TOWN OF GROTON
ZONING BOARD OF APPEALS
SEPTEMBER 28, 2016 - 7:00 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 1

Chairman Stebbins called the meeting to order at 7:01 p.m.

I. ROLL CALL

Regular members present: Stebbins, Manning, Mencer, Russotto
Absent: Kravits
Staff present: Allen, Gilot

II. PUBLIC HEARING

1. ZBA#16-10 -18-22 West Main Street, Historic Mystic LLC/Owner, Gregg Fedus/Engineer, for a variance to Section 5.2 to allow side yard setbacks of 0 feet in lieu of the required 10 feet, a front yard setback of 0 feet in lieu of the required 10, and lot coverage of 100% instead of the required 65% for a new carport. PIN#261918412081, WDD Zone. CAM. - Continued from July 27, 2016

III. MEETING FOLLOWING PUBLIC HEARING

1. ZBA#16-10, 18-22 West Main Street, Historic Mystic LLC/Owner (CAM)

Manning read a letter into the record from Greg Fedus, representing Central Hall, requesting the public hearing be continued to October 12, 2016. Also requested, was an extension of 30 days to cover scheduled meetings on October 26, 2016 and November 9, 2016, per Staff's recommendations.

Discussion followed about the possibility of only 4 members being present, not 5, within the allotted time frame. It was noted that 4 affirmative votes are required to grant a variance.

Mr. Manning explained that his daughter is expecting and the baby is due the early part of October. As such, his attendance will be hit or miss at the October 12th meeting. He noted that he will definitely not be in attendance at the October 26th and November 9th meetings. After some discussion, it was stated that because of the numerous continuances by the applicant, if there are indeed only 4 members present, the applicant does not have the ability to request postponing the public hearing even if only 4 members are present. Typically, if 4 members are present instead of 5, the applicant has the ability to request a postponement until a future meeting whereby 5 members would be present. Furthermore, if the applicant is not ready by November 9th, the applicant will need to withdraw the application or it will be denied. Staff was asked to discuss voting methods with the Town Attorney.

MOTION: To continue the public hearing

Motion made by Russotto, seconded by Mencer, so voted unanimously

IV. CORRESPONDENCE - None

V. APPROVAL OF MINUTES

1. September 14, 2016

MOTION: To adopt the minutes of September 14, 2016, as written.

Motion made by Russotto, seconded by Mencer, so voted unanimously

VI. OLD BUSINESS

Staff updated the Board about a property on Pearl Street that was approved for an accessory apartment. After reviewing files and speaking to Kevin Quinn, Manager of Inspection Services, he learned that the original plan called for the building to be at grade on a cement pad but because the water table didn't allow for this, they had to create crawl space, which then required that stairs and a railing be built. This change was not approved by the Historic District Commission, but Kevin Quinn believes the issue was subsequently resolved. Staff will continue to research archived files.

VII. NEW BUSINESS

1. New Applications

Staff reviewed a new variance application regarding 25 Amherst Court in which a two-story home addition is proposed in the side yard set back.

VIII. REPORT OF STAFF - None

IX. ADJOURNMENT

Motion to adjourn at 7:25 pm made by Russotto, seconded by Mencer, so voted unanimously.

Tom Manning, Secretary
Zoning Board of Appeals

Prepared by Debra Gilot
Office Assistant III