

AGENDA
ZONING BOARD OF APPEALS
AUGUST 10, 2016 - 7:00 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 1

I. ROLL CALL

II. PUBLIC HEARING

1. ZBA#16-11 - 2 Bradley Lane, Matthew and Laura Boggio/Owner/Applicant, for a variance to Section 5.2 to allow a front yard setback of 28 feet in lieu of the required 30 feet and a rear yard setback of 5 feet in lieu of the required 30 feet for a new porch. PIN#261809176060, R-12 Zone
2. 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% feet for a new carport. PIN#261918412081, WDD Zone. CAM. - Continued*
3. ZBA#16-09 - 96 Midway Oval, James Laird/Owner for a variance to Section 5.2 to allow a side yard setback of 11 feet in lieu of the required 12 feet for a deck roof. PIN#169812865009, R-12 Zone - Continued*

III. MEETING FOLLOWING PUBLIC HEARINGS

1. ZBA#16-11 - 2 Bradley Lane, Matthew and Laura Boggio/Owners*
2. ZBA#16-10 -18-22 West Main Street, Historic Mystic LLC/Owner*
3. ZBA#16-09 - 96 Midway Oval, James Laird/Owner*

IV. CORRESPONDENCE

V. APPROVAL OF MINUTES

1. July 27, 2016*

VI. OLD BUSINESS

VII. NEW BUSINESS

1. New Applications
 - a. Soeder-Esposito, 5 Grove Avenue
 - b. Kyla Adams, 391 Long Hill Road

VIII. REPORT OF STAFF

IX. ADJOURNMENT

* Enclosed

Next meeting: August 24, 2016

MEMORANDUM

TO: Zoning Board of Appeals
FROM: Matthew Allen, Planner I *MTA*
DATE: August 4, 2016
SUBJECT: Agenda Report for August 10, 2016 Meeting

The following is intended to provide background information concerning the applications being reviewed at the next meeting of the Zoning Board of Appeals. Staff summaries and location maps are included. If you have any questions or requests please contact me at mallen@groton-ct.gov or **860-448-4088**.

ZBA#16-11 - 2 Bradley Lane, Matthew and Laura Boggio/Owner/Applicant, for a variance to Section 5.2 to allow a front yard setback of 28 feet in lieu of the required 30 feet and a rear yard setback of 5 feet in lieu of the required 30 feet for a new porch. PIN#261809176060, R-12 Zone.

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% feet for a new carport. PIN#261918412081, WDD Zone, CAM. The proposed 44 foot X 12 foot covered carport will be located at the property's Gravel St. frontage. Included in this packet are copies of memos from Public Works as well as Mystic Fire District voicing concerns with this application. This application was continued from the July 27 meeting.

ZBA#16-09 - 96 Midway Oval, James Laird/Owner for a variance to Section 5.2 to allow a side yard setback of 11 feet in lieu of the required 12 feet for a deck roof. PIN#169812865009, R-12 Zone. The applicant wishes to build a 12 foot X 9 foot roof over an existing deck on the side of his home. This application was continued from the July 27 meeting.

STAFF SUMMARY SHEET

PROJECT NAME/LOCATION: ZBA16-11, Boggio Home Renovation, 2 Bradley Lane	
CAM: NA	
STAFF PLANNER: MTA	SUMMARY DATE: 8/4/16
TERMINAL ACTION DATE: 9/2/16	PUBLIC HEARING CLOSED: NA
EXISTING LAND USE/ZONING: RS-12	SITE AREA: 0.15 AC. SQ. FT.
SURROUNDING LAND USE/ZONING DISTRICT(S):	
<i>North:</i> RS-12	<i>South:</i> RS-12
<i>East:</i> RS-20	<i>West:</i> RS-12
HISTORY: On the property is located a single family home which predates zoning.	
PROJECT DESCRIPTION: The applicant is requesting a variance to Section 5.2 to allow for a front yard setback of 28 feet instead of the required 30 feet and a rear yard setback of 5 feet instead of the required 30 feet for a new front porch.	
LIST AGENCIES WITH OUTSTANDING COMMENTS:	
WAIVERS:	
LAND USE/DEVELOPMENT ISSUES ANALYSIS: Bradley Lane, which abuts the property to the south and towards which the existing house faces, is not an accepted road. Thus the property's western lot line, which faces Noank Road, is considered to be the front lot line.	
ATTACH ANY RECOMMENDED ACTION, INCLUDING MODIFICATIONS AND/OR CONDITIONS AND TECHNICAL ITEMS:	

Town of Groton



2 BRADLEY LA



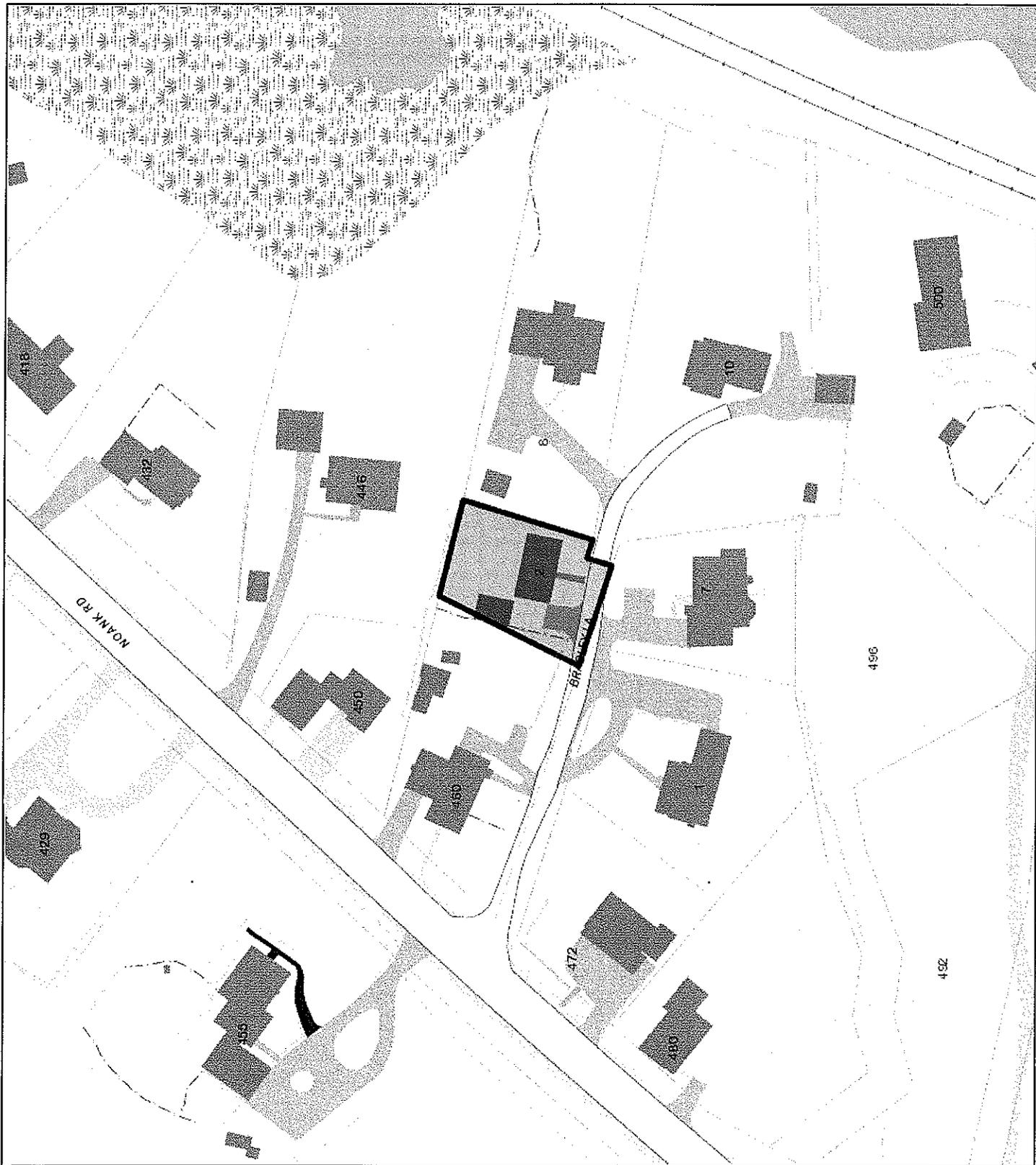
Disclaimer:

The planimetric and topographic information depicted on this map was derived from aerial photography and other sources. The information depicted on this map has been compiled from recorded deeds, maps, assessor records, and other sources of information in the town of Groton. The accuracy of this map is to be determined by the user. The information on this map is subject to change as a more accurate survey may disclose. The Town of Groton and its mapping consultants assume no legal liability for any errors or omissions on this map. THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.

Horizontal Datum: Connecticut State Plane Coordinates, North American Datum of 1983 (NAD83 Feet).

Vertical Datum: North American Vertical Datum of 1988 (NAVD88).

Date: 8/4/2016



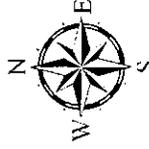
STAFF SUMMARY SHEET

PROJECT NAME/LOCATION: ZBA16-10, New Central Hall Carport, 18-22 West Main St.	
CAM: Yes	
STAFF PLANNER: MTA	SUMMARY DATE: 7/20/16
TERMINAL ACTION DATE: 8/31/16	PUBLIC HEARING CLOSED: NA
EXISTING LAND USE/ZONING: WDD	SITE AREA: 0.19 AC. SQ. FT.
SURROUNDING LAND USE/ZONING DISTRICT(S):	
North: WDD	South: WDD
East: WDD	West: WDD
HISTORY:	
<p>In March 2000, a fire destroyed the existing building at 18-22 W. Main St. On August 23, 2000, the ZBA approved a variance to allow the reconstruction of a non-conforming structure and to allow the new construction of a residential structure to have its lowest floor below the base flood level (elevation 7.8). The ZC approved a Special Permit # 242 and CAM in September 2000 for a retail/residential building, waterfront walkway and site improvements (1st floor retail, 2nd & 3rd floor as 12 residential units). PC approved the site plan (Allyn/Bohlander) with CAM in June 2001. PC then approved a site plan (Paragon) with CAM in March 2004 for a retail/residential building (1st floor retail, 2nd & 3rd floor as 7 residential units).</p> <p>In August 2006, a new Special Permit #289 with CAM was approved for a mixed use 4-story building with 6 retail stores, and 16 residential units, coastal public access and other pedestrian access linkages related to site improvements and accessory parking. On March 27, 2007, the PC approved a site plan (Historic Mystic, LLC) and CAM to correspond with Special Permit # 289. On July 8, 2008, the PC approved a site plan (Historic Mystic, LLC) and CAM and modified the plan from 16 to 12 residential units. A Special Permit #324 was approved by the ZC on January 4, 2012 to modify the parking program and allow for the use of additional spaces at the 36 W Main St (Tift Building) for the residential units at 18-22 W Main St. On October 9, 2012, the Planning Commission approved a site plan and CAM to modify parking based on SP #324, and include an underground propane tank at 2 Gravel Street.</p>	
PROJECT DESCRIPTION: The applicant is requesting a variance to Section 5.2 to allow for front and side yard setbacks of 0 feet instead of the required 10 feet, and lot coverage of 100% instead of the required 65% for a 44 foot by 12 foot covered carport.	
LIST AGENCIES WITH OUTSTANDING COMMENTS:	
WAIVERS:	

Town of Groton



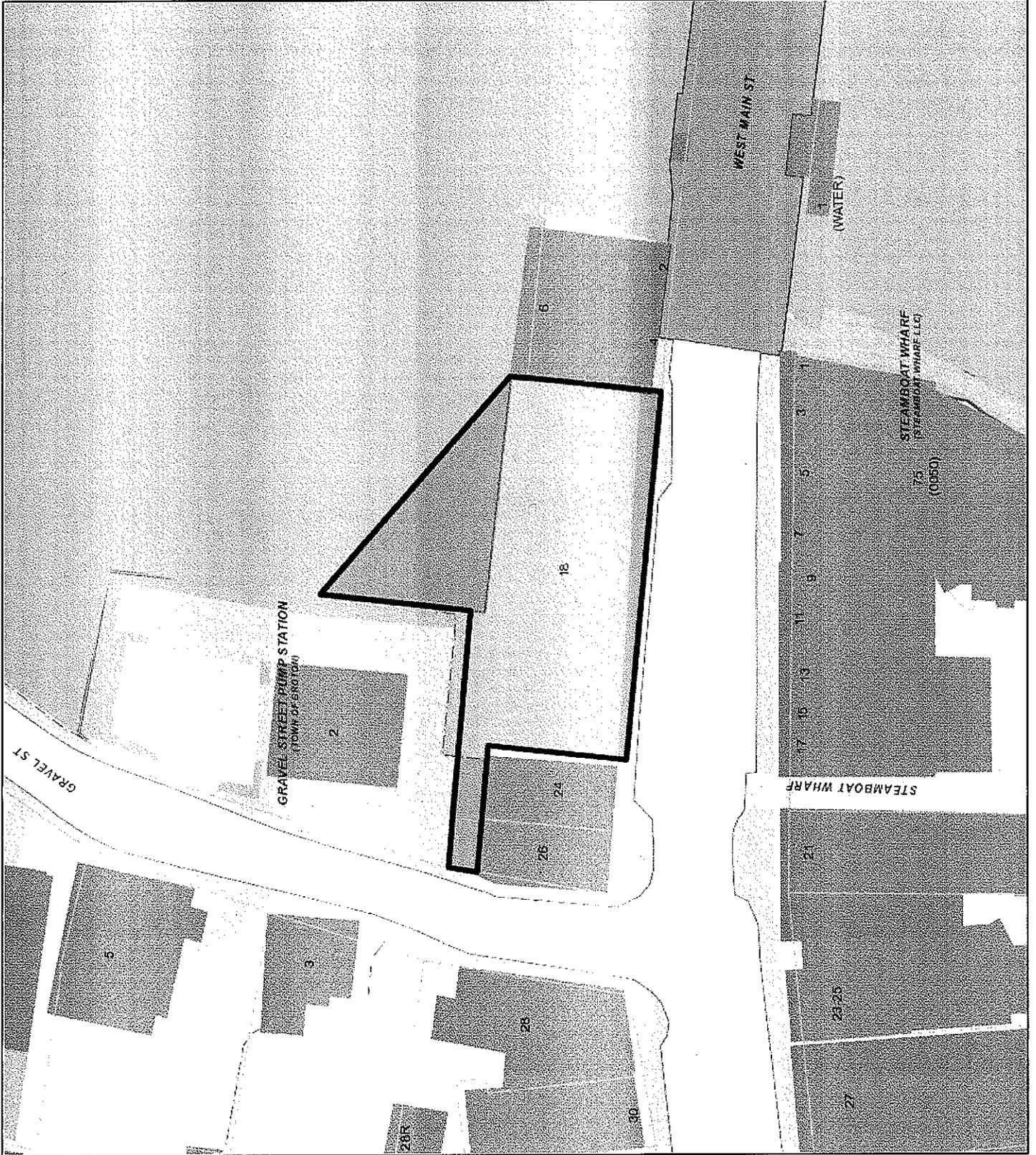
18 WEST MAIN ST



Disclaimer:
The geospatial and topographic information depicted on this map was compiled by The Sanborn Map Company based on an aerial flight performed in April 2009. The parcel and property line information depicted on this map has been compiled from information available to the Town of Groton. The intended use of this map is to provide a graphical representation of real property information relative to the planimetric features for the Town of Groton and is not intended to be used for legal purposes. The Town of Groton and its mapping companies assume no legal responsibility for the information contained in this data. THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.

Horizontal Datum:
Connecticut State Plane Coordinates, North American Datum of 1983 (NAD83)
Vertical Datum:
North American Vertical Datum of 1985 (NAVD85).

Date: 8/4/2016



Allen, Matthew

From: Anthony Manfredi <Anthony.Manfredi@mfd-ct.org>
Sent: Monday, August 01, 2016 3:09 PM
To: Allen, Matthew
Subject: Central Hall

Hi Matt, In regards to the Car Port Variance proposal, this Office has concerns regarding fire department access and egress from the building. Another concern would be egress from 24 West Street Building. Please keep an invitation open for us to discuss further should any other proposals or discussions be made on this in attempts to come up with a substantial complaint proposal which would benefit all aspects.

Thx Tony

*Anthony P. Manfredi Jr.
Deputy Fire Chief / Deputy Fire Marshal
Mystic Fire Department
34 Broadway
Mystic, CT 06355
Phone: (860) 572-7567 Ext 10
Fax: (860) 536-6910
Cell: (860) 867-6261
Email: Anthony.manfredi@mfd-ct.org
Email: firftr6372@gmail.com*

GROTON
PUBLIC WORKS

MEMORANDUM

To: Town of Groton Zoning Board of Appeals
c/o Matt Allen, Planning and Development

From: Greg A. Hanover, Supervisor of Technical Services *GAH*

Date: July 27, 2015

Subject: ZBA #16-10 (18-22 West Main Street "Central Hall")

The Town of Groton Public Works Department owns and operates the Gravel Street Sewer Pump Station (PIN26191841213) located immediately adjacent to the Central Hall property. The Public Works Department has concerns regarding the Central Hall developers request for a zoning variance to allow a zero foot (0') building setback.

1. There are three existing electrical transformers and two electrical meters located right along our common property line. One transformer services the Mystic drawbridge, one the sewer pump station and one the commercial buildings in the area. The electrical meters are for streetlights in downtown Mystic. Needless to say this equipment is vital to keep operational. It is our opinion that allowing a structure to be built immediately adjacent to this equipment would hamper Eversource from properly maintaining or replacing this equipment if needed. There is nowhere else on the pump station site for this equipment to be relocated to.

It is noteworthy that Eversource (formerly CL&P) has an easement (V1120 P352) for their underground conduits that run from the street to the transformers and meters noted above. The easement specifically states that Historic Mystic, LLC (developer) shall not place any building or structure in the easement area, unless Eversource gives them written permission. The easement area covers a good portion of the developers proposed structure.

2. With a zero (0') foot set back, the roof edge, or dripline would allow rain water and snow to fall onto our property creating potential icing issues.
3. A structure right along the developer's southern property line would restrict access to the rear of the buildings at 24 and 26 West Main Street.
4. While not necessarily a Zoning Board of Appeals issue, we would be concerned with the proposed carport structure. Vehicles backing out of a carport onto Gravel Street may not have sufficient sight distance because of the building at 26 West Main Street.

GAH/bg

Allen, Matthew

From: gf2mhdavis@aol.com
Sent: Tuesday, July 26, 2016 3:57 PM
To: Allen, Matthew
Subject: Zoning variance application for ZBA#16-10 - 18-22 West Main Street

Dear Mr. Allen,

Thank you for taking the time to talk to me last week about the zoning variance request for the proposed one car car port to be built in the alley behind the 18-22 West Main Street property just off of Gravel Street. As I understand it, the purpose of the car port is to provide a place where people who live and work at the new 18-22 West Main Street property can load and unload items and be out of the weather. It is not intended as a place to park your car and parking there will be limited to a short time. Based on our discussions about the intended purpose of the car port I support this request. It makes a lot of sense and it will keep people from having to park illegally on Gravel Street next to the building when they have items to load or unload.

George Davis
7 Gravel Street, Unit 1

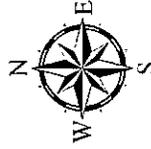
STAFF SUMMARY SHEET

PROJECT NAME/LOCATION: ZBA16-09, Laird Residence Deck Overhang, 96 Midway Oval	
CAM: NA	
STAFF PLANNER: MTA	SUMMARY DATE: 7/20/16
TERMINAL ACTION DATE: 8/28/16	PUBLIC HEARING CLOSED: NA
EXISTING LAND USE/ZONING: R-12	SITE AREA: 0.24 AC. SQ. FT.
SURROUNDING LAND USE/ZONING DISTRICT(S):	
North: R-12	South: R-12
East: R-20	West: R-12
HISTORY: On the property is located a single family home which serves as the primary residence of Mr. and Mrs. Laird. The property is located in the development known as Fort Hill Homes off Poquonnock Rd.	
PROJECT DESCRIPTION: The applicant is requesting a variance to Section 5.2 to allow for a side yard setback of 11 feet instead of the required 12 feet for a 9 foot X 16 foot roof for an existing deck.	
LIST AGENCIES WITH OUTSTANDING COMMENTS:	
WAIVERS:	
LAND USE/DEVELOPMENT ISSUES ANALYSIS: A letter was submitted with this application from the physician of the applicant's wife. The letter explains that Ms. Laird's prescribed medication inhibits her ability to tolerate exposure to direct sunlight. It is for this reason the applicant wishes to put a roof on his deck.	
ATTACH ANY RECOMMENDED ACTION, INCLUDING MODIFICATIONS AND/OR CONDITIONS AND TECHNICAL ITEMS.	

Town of Groton



96 MIDWAY OVAL



Disclaimer:
The planimetric and topographic information depicted on this map was compiled by The Standard Map Company based on an aerial flight performed in April 2005. The parcel and property line information depicted on this map has been compiled from information contained on the ground truth survey conducted in Groton in the Town of Groton. The parcel line map is to depict a graphical representation of real property information relative to the planimetric features for the Town of Groton and is not intended to be used for any legal purposes. The Town of Groton and its representatives assume no legal responsibility for the information contained in this map. THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.

Horizontal Datum:
Connecticut State Plane Coordinates, North American Datum of 1883 (NAD83 Feet).
Vertical Datum:
North American Vertical Datum of 1988 (NAVD88).



Date: 8/4/2016