

AGENDA
ZONING BOARD OF APPEALS
APRIL 12, 2017 - 7:00 P.M.
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

II. PUBLIC HEARING

1. ZBA#17-01 - 2906 Gold Star Highway, TYE LLC/Owner/Applicant, Frank Borawski/Engineer, for variances to Section 5.2 to allow a 10-foot side yard setback in lieu of 30-feet for a maximum 2,040 square foot one-story addition on the east side of the property; and to Section 7.2-3F to allow 32 parking spaces in lieu of the required 46 spaces. PIN#271014339797, CB-15 zone*
2. ZBA#17-03 - 281 Flanders Road; Custom Sitework, LLC - Owner; Mark Shaw - Applicant; for variances of Section 5.2 to allow an addition 32 feet from the front property line where a 50 foot setback is required, and Section 8.6-4A to allow the enlargement, extension and alteration of an existing legal non-conforming building. The variances are requested to raise the roof 3.5 feet, construct a second story addition, and add a deck and stairway to the rear of the house. PIN# 260918324200, IP-80B Zone*

III. MEETING FOLLOWING PUBLIC HEARING

1. ZBA#17-01 - 2906 Gold Star Highway, TYE LLC/Owner/Applicant, Frank Borawski/Engineer*
2. ZBA#17-03 - 281 Flanders Road; Custom Sitework, LLC - Owner; Mark Shaw - Applicant*

IV. CORRESPONDENCE

V. APPROVAL OF MINUTES

1. January 25, 2017*

VI. OLD BUSINESS

VII. NEW BUSINESS

1. New Applications

ZBA17-02 - Fort Hill Citgo
ZBA17-04 - Olio Restaurant
ZBA17-05 - Mystic Professional Associates
ZBA17-06 - 120 Walker Hill Road (APPEAL)

VIII. REPORT OF STAFF

IX. ADJOURNMENT

* Enclosed

Next meeting: April 26, 2017



TOWN OF GROTON

PLANNING AND DEVELOPMENT SERVICES

DEBORAH G. JONES
ASSISTANT DIRECTOR
DJONES@GROTON-CT.GOV

134 GROTON LONG POINT ROAD, GROTON, CONNECTICUT 06340
TELEPHONE (860) 446-5970 FAX (860) 448-4094
WWW.GROTON-CT.GOV

March 28, 2017

The Day
Attention: Legal Advertising
P.O. Box 1231
New London, Connecticut 06320

Please publish the following legal ad on March 31, 2017 and April 7, 2017.

TOWN OF GROTON ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARINGS

The Zoning Board of Appeals will hold public hearings on Wednesday, April 12, 2017 at 7:00 p.m. in Community Room 1, Town Hall Annex, 134 Groton Long Point Road, to hear the following:

ZBA#17-01 - 2906 Gold Star Highway, TYE LLC/Owner/Applicant, Frank Borawski/Engineer, for variances to Section 5.2 to allow a 10-foot side yard setback in lieu of 30-feet for a maximum 2,040 square foot one-story addition on the east side of the property; and to Section 7.2-3F to allow 32 parking spaces in lieu of the required 46 spaces. PIN#271014339797, CB-15 zone.

ZBA#17-03 - 281 Flanders Road; Custom Sitework, LLC - Owner; Mark Shaw - Applicant; for variances of Section 5.2 to allow an addition 32 feet from the front property line where a 50 foot setback is required, and Section 8.6-4A to allow the enlargement, extension and alteration of an existing legal non-conforming building. The variances are requested to raise the roof 3.5 feet, construct a second story addition, and add a deck and stairway to the rear of the house. PIN# 260918324200, IP-80B Zone.

Applications are on file and available for public inspection during normal business hours at the Planning Department, 134 Groton Long Point Road, Groton, CT. Dated this 31st day of March, 2017 at Groton, CT. (On second insertion, please put "Dated this 7th day of April, 2017 at Groton, CT.")

Ed Stebbins, Chairman

Account #30384
P.O. #17000327

PLEASE DO NOT BOLD PRINT. If you have any questions, please do not hesitate to contact me.

Sincerely,

Deborah G. Jones, Assistant Director

DGJ:rms

MINUTES
TOWN OF GROTON
ZONING BOARD OF APPEALS
JANUARY 25, 2017 - 7:00 P.M.
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

Chairman Stebbins called the meeting to order at 7:03 p.m.

I. ROLL CALL

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

Public hearing procedures were reviewed.

II. PUBLIC HEARING

1. ZBA#16-15 - 185 Fort Hill Road, Town of Groton/Owner, Connecticut Technical High School System/Applicant, for variances to Section 7.3-6B to allow a sign 58 square feet per side in lieu of the required 24 square feet (sign A), to allow for a sign 12 feet in height in lieu of the required 8 feet (sign B), to allow a third freestanding sign in lieu of the required one (sign B); and to Section 7.3-3B to allow a sign to project beyond the property line (sign B). PIN#260809063886E, R-12 Zone.

Secretary Manning noted that the mailings were reviewed and found to be in order. The public hearing notice was read. The applicant submitted the original mailing, for the record.

Those present were Bill Richter, President of Richter & Cegan Landscape Architects, David Symonds of Moser Pilon Nelson Architects, and Denis Tovey of the State of Connecticut. Richter reviewed aerial plans showing the existing Grasso Tech School and gave details about the new school. Richter explained the reasoning behind the need to install a sign at the school's Fort Hill Road entrance as being the fact that the school building is located approximately one-third of a mile away from the entrance and is not visible from the road. As such, the need for signage is critical so visitors and students know where the school is located. Various plans and other documentation were submitted. Information about the existing easement within Sutton Park for the Grasso Tech driveway entry was given. Sign specifications and setbacks were noted. Photos of other signs at State tech schools were submitted.

Discussion followed about the benefits of having a message board. Staff stated that the existing sign is non-conforming because it is the 2nd sign on the property, whereby only one is allowed in a residential zone per zoning regulations.

Inquiries were made about the sign specifications and increasing the non-conformity. Comparisons to the sign at Fitch High School were raised.

Chairman Stebbins asked if there was anyone to speak in favor or against this application and there was no one.

Manning read a memo from the Planning Commission dated 1-25-17, which advised Sign A be scaled down in size to be comparable to the existing sign.

Manning expressed his viewpoint that since there aren't any residential homes in the immediate area, he doesn't feel the digital message board would be a hindrance.

The Public Hearing closed at 7:36 p.m.

III. MEETING FOLLOWING PUBLIC HEARING

1. ZBA#16-15, 185 Fort Hill Road, Town of Groton/Owner, Connecticut Technical High School System, LLC/Applicant

Russotto understands the uniqueness of the location as the school building cannot be seen from the road and direction is needed. He noted that as technology has improved over the years, having a digital message board is more efficient. He does not have a problem with the requests.

Staff stated that 24 square feet is the maximum dimension allowed for the sign.

Manning pointed out the importance of identifying the school and understands the need for proper signage to direct people. He explained that safety is an issue.

Mencer feels that because of the lay of the land, a hardship exists.

Stebbins explained why he cannot justify approving Sign B as no hardship exists. After hearing Stebbins' concerns, Manning changed his opinion noting that Sign B is not a necessity.

After some discussion, the Board decided to break the requests out as two motions.

MOTION: To approve Sign A, as requested

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

MOTION: To approve Sign B, as requested

Motion by Russotto, sec by Kravits, 3-2 Motion failed.

IV. CORRESPONDENCE - None

V. APPROVAL OF MINUTES

1. November 9, 2016

MOTION: To adopt the minutes of November 9, 2016, as written.

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

2. November 30, 2016 (Special Meeting)

MOTION: To adopt the minutes of November 30, 2016, as written.

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

VI. OLD BUSINESS - None

VII. NEW BUSINESS

1. Election of Officers

MOTION: To Re-elect Ed Stebbins as Chairperson, Floyd Kravits as Vice Chair, and Manning as Secretary

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

2. New Applications

It was decided that the February 8, 2017 meeting would be cancelled due to lack of new business.

VIII. REPORT OF STAFF

Staff referred to the Connecticut Federation of Planning and Zoning Agencies quarterly newsletter, pointing out that the Annual Conference will be held on March 23, 2017 at the Aqua Turf in Plantsville, CT. Board members should notify town staff if interested in attending.

Staff stated that the Zoning Code Enforcement/Planner I position has been filled by Tom Zanarini of North Stonington. Mr. Zanarini will most likely be taking over the Zoning Board of Appeals at some point in the near future.

IX. ADJOURNMENT

Motion to adjourn at 8:10 pm made by Russotto, seconded by Mencer, so voted unanimously.

Thomas Manning, Secretary
Zoning Board of Appeals

Prepared by Robin M. Silsby
Office Assistant II