

AGENDA
ZONING BOARD OF APPEALS
AUGUST 23, 2017 – 7:00 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 1

I. ROLL CALL

II. PUBLIC HEARING

1. ZBA#17-06 – APPEAL - 120 Walker Hill Road – Community of Hope, INC, Owner; Thomas W. Potter, Appellant; to appeal the decision of the Zoning Enforcement Officer concerning Section 7.1-37 of the Zoning Regulations that a community residential counseling facility is not operating at 120 Walker Hill Road. PIN# 168911554431; R-12 Zone – Continued from June 28, 2017

III. MEETING FOLLOWING PUBLIC HEARING

ZBA#17-06 – APPEAL - 120 Walker Hill Road – Community of Hope, INC, Owner; Thomas W. Potter, Appellant

IV. CORRESPONDENCE

V. APPROVAL OF MINUTES

1. August 9, 2017*

VI. OLD BUSINESS

VII. NEW BUSINESS

1. New applications

VIII. REPORT OF STAFF

IX. ADJOURNMENT

Next meeting: September 13, 2017

MINUTES
TOWN OF GROTON
ZONING BOARD OF APPEALS
AUGUST 9, 2017 - 7:00 P.M.
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 1

Chairman Stebbins called the meeting to order at 7:00 p.m.

I. ROLL CALL

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

Chairman Stebbins asked Russotto to sit for Manning as Secretary.

Public hearing procedures were reviewed.

II. PUBLIC HEARINGS

1. ZBA#17-08 - 182 Fort Hill Road; Fort Hill Citgo, LLC - Owner; Clinton Brown - Applicant; for a variance to Section 5.2 to allow 32% building coverage in lieu of 20% to allow a new 2'x70' fuel pump canopy. PIN#169808989133, R-12 Zone

Acting Secretary Russotto stated that the markings were reviewed in order. The public hearing notice was read.

Nick Sahin and his brother were present. Nick Sahin, 182 Fort Hill Road, reviewed the plans and gave background information about improving the site. He explained that the existing 3 pumps are too close in proximity and cars are not able to fuel at the same time. He referred to a previous variance application which was withdrawn. The current variance application is only to widen the pump island and install a larger canopy, which would increase the lot coverage.

Discussion followed about the need to widen the pumps. Sahin explained why the larger canopy is being requested. Distance between each pump was noted. He added that the setbacks are not changing.

The Chair asked for comments from the public and there were none.

Acting Secretary Russotto read the Planning Commission memo dated 8-9-17 whereby the Planning Commission had no comment.

The Public Hearing closed at 7:15 p.m.

III. MEETING FOLLOWING PUBLIC HEARING

1. ZBA#17-08 - 182 Fort Hill Road; Fort Hill Citgo, LLC - Owner; Clinton Brown - Applicant

The Board agreed that the request was reasonable.

MOTION: To approve the variance as requested

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

IV. CORRESPONDENCE - None

V. APPROVAL OF MINUTES

1. June 14, 2017

MOTION: To adopt the minutes of June 14, 2017, as written

Motion made by Mencer, seconded by Russotto, so voted 3-0-1 (Kravits abstained)

2. June 28, 2017

MOTION: To adopt the minutes of June 28, 2017, as written

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

VI. OLD BUSINESS - None

VII. NEW BUSINESS - None

VIII. REPORT OF STAFF - None

IX. ADJOURNMENT

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

Scott Russotto, Acting Secretary
Zoning Board of Appeals

Prepared by Robin M. Silsby
Office Assistant II

NOT APPROVED