

AGENDA
ZONING BOARD OF APPEALS
SEPTEMBER 28, 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 14, 2016*

VI. OLD BUSINESS

VII. NEW BUSINESS

1. New Applications
 - a. ZBA #16-14, Parsons Residence, 25 Amherst Court

VIII. REPORT OF STAFF

IX. ADJOURNMENT

* Enclosed

** Previously sent

Next meeting: October 12, 2016

MINUTES
TOWN OF GROTON
ZONING BOARD OF APPEALS
SEPTEMBER 14, 2016 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 1

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

I. ROLL CALL

Regular members present: Stebbins, Manning, Mencer, Kravits, Russotto
Absent:
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

Manning read into the record a letter from Fedus Engineering requesting that the public hearing be continued to the September 28, 2016 meeting to allow the applicants time to address some outstanding issues.

Motion to continue the public hearing was made by Manning, seconded by Mencer; motion passed unanimously.

III. MEETING FOLLOWING PUBLIC HEARING

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

The public hearing was continued to September 28, 2016.

IV. CORRESPONDENCE - None

V. APPROVAL OF MINUTES

1. August 24, 2016

MOTION: To adopt the minutes of August 24, 2016, as amended.

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

VI. OLD BUSINESS

Staff said the commission had asked about Airbnb properties at the last meeting. He checked with the Zoning Official, who has determined that Airbnb's are not regulated at this time, and he is not sure if there is a need, or how they would be regulated.

Staff provided an update on 848-850 Noank Road. There has not been any development that staff is aware of. With no enforcement person on staff, it is difficult for staff to monitor.

Staff said the Zoning Official is not pursuing the garages at 26 Pearl Street. Due to staff shortages, that is not a priority for the department this time. The commission discussed the fact that the owner applied for a variance, was denied, and then went ahead and did the change anyway. Manning said he would like the file pulled and would like an update as to what transpired and why it is still going on.

VII. NEW BUSINESS

1. New Applications

Staff said there are no new applications at this time.

Manning told staff that he is not sure if he will be at the next couple of meetings, depending on when his daughter has her baby.

VIII. REPORT OF STAFF

IX. ADJOURNMENT

Motion to adjourn at 7:14 p.m. made by Manning, seconded by Russotto, so voted unanimously.

Tom Manning, Secretary
Zoning Board of Appeals

Prepared by Debra Gilot
Office Assistant III