

MINUTES
TOWN OF GROTON
ZONING BOARD OF APPEALS
OCTOBER 11, 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: Mencer, Stebbins, Manning, Russotto
Absent Kravits
Staff present: Zanarini, Hovland

II. PUBLIC HEARINGS

1. ZBA#17-10 – 2 Clift Street; Adam Wronowski, Owner; Mercer Bertsche Vernott Architects – Applicant; for a variance to Section 5.2 to allow a second floor addition above an existing historic garage 1-foot 7-inches from the northwest side yard, and 2-feet 7-inches from the northeast side yard where 12-feet is required. PIN#261918422080, RS-12 Zone

Secretary Manning states the mailings were reviewed in order. The public hearing notice was read.

Bill Bertsche of Mercer & Bertsche Architects in Old Mystic presented the plans and gave information about the second floor addition. Bertsche explained the addition is for a work area and that it will have heat and water.

The house was renovated in 2012 when the owners added a bump out. The lot coverage of the existing house and garage is 20% and that number will not increase due to this addition. Bertsche stated that the existing 500 square foot garage was built in the 1920s or 1930s.

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

2. ZBA#17-11 – 27 High Street; Patrick Pate, Owner; Mercer, Bertsche, Vernott, Architects – Applicant; for a variance to Section 5.2 to reconstruct and enlarge a front porch 5-feet 2-inches from the front property line where 25 feet is required. PIN#261806392984, RS-8 Zone

Secretary Manning states the mailings were reviewed in order. The public hearing notice was read.

Bill Bertsche of Mercer & Bertsche Architects in Old Mystic presented information about the extension of the porch. Bertsche explained that the extension is to widen the small porch parallel to the street 18” north and 18” south. Bertsche provided the HDC17-28 approval letter.

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

The public hearing was closed at 7:33 p.m.

III. CONSIDERATION OF PUBLIC HEARINGS

1. ZBA #17-09- APPEAL - 540 Sandy Hollow Road – W. Decourcey & L. Porizky, Applicants and Owners

The Board concurred to postpone making a decision until the next meeting in order to ask Town Attorney Carey whether this appeal was valid.

2. ZBA #17-10- 2 Clift Street – Adam Wronowski, Owner

Manning discussed the previous variances awarded for this location and whether or not a hardship exists for this project.

Stebbins brought up a concern with the flood zone. Staff advised that the applicant was not requesting a flood zone variance and are compliant with the flood plan.

The Members discussed whether the addition could be used as an independent living unit. Staff advised that it would not be considered an independent living unit because it is lacking defining aspects. The Members suggested that a stipulation be added should a motion to approve be made.

MOTION: To approve as requested, with the stipulation that it is not be used as a living quarters.

Russotto votes, Mencer seconds, passes 4-0.

3. ZBA #17-11 – 27 High Street, Patrick Pate, Owner

Mencer stated the porch is a pre-existing non-conformity.

MOTION: To approve the application as presented.

Motion made by Manning, seconded by Mencer, so voted unanimously.

IV. CORRESPONDENCE- None

V. APPROVAL OF MINUTES

1. September 27, 2017

MOTION: To adopt the minutes of September 27, 2017, as amended.

Motion made by Mencer, seconded by Manning, so voted unanimously.

VI. OLD BUSINESS- None

VII. NEW BUSINESS

1. 2018 Meeting Schedule

MOTION: To adopt the 2018 Meeting Schedule, as written.

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

2. New Applications

VIII. REPORT OF STAFF- None

IX. ADJOURNMENT

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

Thomas Manning, Secretary
Zoning Board of Appeals

Prepared by Kara Hovland
Office Assistant II