

MINUTES
TOWN OF GROTON
ZONING BOARD OF APPEALS
OCTOBER 12, 2016 – 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, Manning, Russotto
Excused: Kravits, Mencer
Staff present: Allen, Silsby

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

Secretary Manning read a letter dated October 12, 2016 from Gregg Fedus, applicant for variance application ZBA#16-10, requesting a continuance until October 26, 2016.

III. MEETING FOLLOWING PUBLIC HEARING

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

MOTION: To continue the public hearing until October 26, 2016

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

IV. CORRESPONDENCE – None

V. APPROVAL OF MINUTES

1. September 28, 2016

MOTION: To adopt the minutes of September 28, 2016, as written.

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

VI. OLD BUSINESS

Manning inquired about a question previously raised by the Board about getting an opinion from the Town Attorney in terms of what constitutes a quorum. Staff explained the requirement that it takes 4 members to approve a variance within the allotted timeframe but, if action is not taken within the allotted timeframe, the variance would automatically be denied unless withdrawn by the applicant first. If the Board has an absence and there are only 3 members or less present, there would be no extension allowed for the applicant. Staff noted that Manning will be out of

town for the next 2 meetings which means that there will only be a maximum of 4 members present at the next 2 meetings. Further details were given by Staff. Discussion followed about members phoning in to a meeting if not physically present. In terms of the Central Hall application, the applicant's deadline date is November 9th, which means that the public hearing must be closed no later than that date. Staff gave a brief update on the status of the application and the concerns that have been raised by different entities.

VII. NEW BUSINESS

1. New Applications - None

VIII. REPORT OF STAFF

Staff stated that Thomas Hennick, Public Education Officer, State of Connecticut Freedom of Information Commission will be making a presentation during the Committee of Chairpersons meeting scheduled for Wednesday, October 19th at 6 pm. All members are encouraged to attend this worthwhile meeting.

Staff reported back to the Board about a property owner on Pearl Street who submitted a variance application in 2001 requesting convert an existing garage into an accessory apartment, which had been denied. Since then, the building has been demolished and was rebuilt in compliance with zoning regulations.

IX. ADJOURNMENT

Motion to adjourn at 7:26 pm made by Russotto, seconded by Manning, so voted unanimously.

Tom Manning, Secretary
Zoning Board of Appeals

Prepared by Robin M. Silsby
Office Assistant II