

ZONING BOARD OF APPEALS
MINUTES
APRIL 8, 2015
TOWN HALL ANNEX – COMMUNITY ROOM 1

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

I. ROLL CALL

Present: Kravits, Stebbins, Russotto
Absent: Manning, Grady, Mencer
Staff: Cullen, Gilot

Chairman said that there are only three members present, and they cannot hold a public hearing. Chairman Stebbins stated that Attorney Brian Smith, representing Stonington Behavioral Health, granted an extension to April 22, 2015 for the appeal and variance for the High Rock Road. Groton Utilities agreed to continue their hearing to April 22, 2015.

II. PUBLIC HEARINGS

1. ZBA#15-01 – 40 High Rock Road, Bright Horizons Children Centers LLC/Owner, Stonington Behavioral Health, Inc./Applicant, Brian Smith, Robinson & Cole/Applicant's Agent, for an appeal to the determination letter issued December 23, 2014 by the Manager of Inspection Services that the proposed use does not constitute a hotel/motel under any section of the Zoning Regulations. PIN #169809055861, Office Multi-Family Zone – Continued

The applicant requested that the public hearing be continued to the April 22, 2015 meeting.

2. ZBA#15-02 – 40 High Rock Road, Bright Horizons Children Centers LLC/Owner, Stonington Behavioral Health, Inc./Applicant, Brian Smith, Robinson & Cole/Applicant's Agent, for a variance to Section 2 (Definitions) for a use variance to permit a living accommodation for addiction disabled individuals consistent with the definition of Hotel/Motel. PIN #169809055861, Office Multi-Family Zone (Coastal Area Management) – Continued

The applicant requested that the public hearing be continued to the April 22, 2015 meeting.

3. ZBA#15-04 – 1268 Poquonnock Road, City of Groton/Owner, Richard M. Stevens/Applicant, Erica Lotz, PE/Applicant's Agent, for a variance to Section 5.2 to allow 37 feet proposed height instead of 30 feet required height for a process building, to Section 7.2-3(S) for 35 proposed parking spaces instead of 52 required parking spaces for the overall facility. PIN#169807584778, RS-20 zone (Coastal Area Management)

The applicant requested that the public hearing be continued to the April 22, 2015 meeting.

III. MEETING FOLLOWING PUBLIC HEARINGS

Decision on Public Hearing Applications

1. ZBA#15-01 - 40 High Rock Road, Bright Horizons Children Centers LLC/Owner, Stonington Behavioral Health, Inc./Applicant

The public hearing was continued to April 22, 2015.

2. ZBA#15-02 - 40 High Rock Road, Bright Horizons Children Centers LLC/Owner, Stonington Behavioral Health, Inc./Applicant

The public hearing was continued to April 22, 2015.

3. ZBA#15-04 - 1268 Poquonnock Road, City of Groton/Owner

The public hearing was continued to April 22, 2015.

Motion made by Russotto, seconded by Mencer. Motion passed unanimously.

IV. CORRESPONDENCE - None

V. APPROVAL OF THE MINUTES OF MINUTES OF March 25, 2015

MOTION: To approve the minutes of March 11, 2015 as amended.

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

VI. OLD BUSINESS - None

VII. NEW BUSINESS

- a) New Applications

Staff said there are no new applications at this time.

VIII. REPORT OF STAFF - None

IX. ADJOURNMENT

Motion to adjourn made at 7:04 p.m. by Kravits, seconded by Russotto. Motion passed unanimously.

Scott Russotto, Acting Secretary
Zoning Board of Appeals

Prepared by Debra Gilot
Office Assistant III