

MINUTES  
TOWN OF GROTON  
ZONING BOARD OF APPEALS  
JUNE 22, 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, Kravits, Mencer  
Absent: Russotto  
Staff present: Allen, Silsby

Public hearing procedures were reviewed. Chairman Stebbins appointed Mencer to sit for Russotto.

II. PUBLIC HEARING

1. ZBA#16-07, 49 Watrous Avenue, Brian Barbour/Owner for a variance to Section 5.2 to allow a 29 foot front yard setback in lieu of the required 50 feet. PIN#270014435910, RU-40 Zone

Chairman Stebbins explained that since only four members were present, there would have to be four affirmative votes. He gave the applicant the option to wait until the July 13, 2016 meeting. The applicant chose to go forward tonight.

Manning read the Call of the Hearing and stated that mailings previously were found to be in order.

Brian Barbour thanked the Board for its consideration in this matter.

Chairman Stebbins explained that at the meeting on June 8, 2016, a question had arisen about the limits of this variance relative to additional changes the owner could make in the future, and Staff was to report back.

Staff explained that Zoning Officer Kevin Quinn stated that the variance would be allowed in conjunction to the specific plan approved with the application. In other words, this approval does not give the owner permission to make future changes without requesting approval. Pertaining to the inquiry about a one foot overhang over the porch, Section 4.5 of the zoning regulations state that a one foot overhang is allowed, which means that the variance as submitted is allowed, as depicted on the submitted plans. A draft motion was discussed.

The public hearing closed at 7:07 p.m.

III. MEETING FOLLOWING PUBLIC HEARING

1. ZBA#16-07, 49 Watrous Avenue, Brian Barbour/Owner

The Board thanked Staff for getting clarification about the one foot overhang for the porch. They felt it was a reasonable request to have a porch with steps. It was noted that the house was built prior to zoning regulations.

MOTION: To grant the variance as requested with the stipulation that the variance for the 29 foot front yard setback applies only to the proposed front porch, as shown in the submitted sketches.

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

IV. CORRESPONDENCE – None

V. APPROVAL OF MINUTES

1. June 8, 2016

MOTION: To adopt the minutes of June 8, 2016, as revised

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

VI. OLD BUSINESS

Staff reminded the Board that the July 13<sup>th</sup> meeting will include the public hearing for the Christ United Methodist Church variance application. Information was given about the proposed size of the sign. Staff stated that action would be required that evening.

Staff noted that an application regarding the Marshall residence on Flanders Road will also be heard that evening. For transparency purposes, Manning stated that his wife worked with the mother of the applicant, Mr. Marshall. It was noted that a vacancy now exists on the Board, which could be a potential issue if not all members are in attendance at meetings.

VII. NEW BUSINESS

1. New Applications

The Marshall application was noted.

VIII. REPORT OF STAFF - None

IX. ADJOURNMENT

Motion to adjourn at 7:20 p.m. made by Mencer, seconded by Kravits, so voted unanimously.

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Tom Manning, Secretary  
Zoning Board of Appeals

Prepared by Robin Silsby  
Office Assistant II