

MINUTES  
TOWN OF GROTON  
ZONING BOARD OF APPEALS  
JUNE 8, 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, Grady, Kravits, Mencer, Russotto

Absent:

Staff present: Allen, Silsby

Public hearing procedures were reviewed.

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

Secretary Manning read the Call of the Hearing and found the mailings to be in order.

Brian Barbour, 49 Watrous Avenue, reviewed his variance request to install a porch with an overhang. He explained the hardship being that his house was built in 1955 and predates zoning. Sketches were reviewed and submitted.

The Board stated that this is a fairly typical problem that exists in this neighborhood, having to do with houses being built prior to zoning regulations. Barbour stated that the front door is currently not being used for the main entrance because there is no existing porch. Discussion followed about setbacks and zoning regulations. Inquiries were made about the garage and the carriage house. Discussion ensued about the garage overhang and whether this item should have been included in the original variance request. Barbour presented the building permit he submitted to the Town for the porch. The building permit did not include the garage overhang.

Staff expressed his opinion that the garage overhang was not discussed during the variance application process. Manning expressed concern about giving blanket approval for the owner to install anything within the proposed 29 foot setback. Varying opinions were given pertaining to the wording in the Call of the Hearing. Discussion continued about the length of the overhang. Barbour presented another sketch which helped the Board to see the proposal more clearly.

All exhibits were submitted and marked by Manning.

Chairman Stebbins asked if there was anyone to speak in favor or against and there were none.

Manning read a memo from the Planning Commission to the Zoning Board of Appeals dated May 25, 2016, whereby the Planning Commission had no comment.

Staff reiterated that this subdivision predates zoning regulations, noting that the existing hardship is shared with others in the area. Discussion followed about simplifying zoning and potentially having fewer zones. The Board raised the question as to whether the requested 29 foot front yard setback would allow for the 1 foot of roof overhang, as is depicted in the plans. The Board decided to continue the public hearing until a decision could be determined from Staff whether an extra foot on the porch overhang would be allowed without changing the wording in the Call of the Hearing.

MOTION: To continue the public hearing until June 22, 2016

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

III. MEETING FOLLOWING PUBLIC HEARING

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

As noted above, this item has been postponed until June 22, 2016.

IV. CORRESPONDENCE – None

V. APPROVAL OF MINUTES

1. May 11, 2016

MOTION: To adopt the minutes of May 11, 2016, as written

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

VI. OLD BUSINESS

MOTION: To Re-elect Ed Stebbins as Chairperson, Floyd Kravits as Vice Chair, and Manning as Secretary

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

A brief recess was held at 7:52 p.m. and reconvened at 7:54 p.m.

VII. NEW BUSINESS

1. New Applications

Staff reviewed the new application for the Marshall Residence on Flanders Road.

VIII. REPORT OF STAFF

Staff was asked to research previous legal notices to confirm whether blanket approval is given when setbacks are changed via the variance process. Chairman Stebbins requested that Staff discuss this with the Town Attorney.

Grady announced her resignation from the Board as of June 8, 2016. The Board thanked her for her many years of service and wished her well in all her future endeavors.

IX. ADJOURNMENT

Motion to adjourn at 8:01 p.m. made by Russotto, seconded by Grady, so voted unanimously.

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Tom Manning, Secretary  
Zoning Board of Appeals

Prepared by Robin Silsby  
Office Assistant II