

MINUTES  
TOWN OF GROTON  
ZONING BOARD OF APPEALS  
JULY 27, 2016 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 1

Chairman Stebbins called the meeting to order at 7:10 p.m.

I. ROLL CALL

Regular members present: Stebbins, Manning, Kravits, Russotto  
Absent: Mencer  
Staff present: Allen, Silsby

Public hearing procedures were reviewed by Chairman Stebbins.

II. PUBLIC HEARING

1. ZBA#16-09 – 96 Midway Oval, James Laird/Owner for a variance to Section 5.2 to allow a side yard setback of 11 feet in lieu of the required 12 feet for a deck roof. PIN#169812865009, R-12 Zone\*

Manning read the Call of the Hearing. He stated that the mailings have been reviewed and found to be in order.

As neither the Applicant nor a representative was present, the Board agreed to continue this application until the next meeting.

MOTION: To continue the public hearing until August 10, 2106

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

2. 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\*

Manning read the Call of the Hearing. He stated that the mailings have been reviewed and found to be in order. He pointed out a typo in the legal notice; the word “feet” after “65%” should be deleted.

Manning read a letter from the Applicant dated 7/27/16 requesting that the public hearing be opened and continued to the next meeting on 8/10/16.

MOTION: To continue the public hearing until August 10, 2016.

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

III. MEETING FOLLOWING PUBLIC HEARING

1. ZBA#16-09, 96 Midway Oval, James Laird/Owner – Continued to 8/10/16
2. ZBA#16-10, 18-22 West Main Street, Historic Mystic LLC/Owner - Continued to 8/10/16

IV. CORRESPONDENCE – None

V. APPROVAL OF MINUTES

1. July 13, 2016

MOTION: To adopt the minutes of July 13, 2016

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS

1. New Applications

Staff reviewed the new applications listed below.

- a. Boggio Home Renovations, 2 Bradley Lane
- b. Soeder/Esposito, 5 Grove Avenue
- c. Kyla Adams HOME Spa Renovations, 391 Long Hill Road

Manning noted that he will be away sometime in September and October.

VIII. REPORT OF STAFF - None

IX. ADJOURNMENT

Motion to adjourn at 7:23 p.m. made by Russotto, seconded by Kravits, so voted unanimously.

---

Tom Manning, Secretary  
Zoning Board of Appeals

Prepared by Robin Silsby  
Office Assistant II