



Town of Cromwell Zoning Board of Appeals

***PUBLIC HEARING AND MEETING
6:30 P.M. TUESDAY JULY 11, 2023
TOWN HALL COUNCIL CHAMBERS
41 WEST STREET CROMWELL***

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Jul 31, 2023 01:38P
JoAnn Doyle
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Minutes and Record of Votes

Present: Chairman Joseph Morin (via phone), Vice Chairman Dan Delisle, Mark Zampino, John Whitney and John Keithan

Absent: Steve Wygonowski (alternate)

Also Present: Director of Planning and Development, Stuart Popper, Zoning Enforcement Officer Bruce Driska

1. **Call to Order** - the meeting was called to order by Vice Chair Delisle at 6:31pm
2. **Roll Call** - The presence of the above members was noted.
3. **Seating of Alternates** - none
4. **Approval of Agenda**

A motion was made by John Whitney and seconded by Mark Zampino to approve the agenda. All were in favor; the motion passed.

5. **Public Comments** - none

6. **Public Hearing:**
 - a. Application #23-04: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of the addition in the side yard setback at 6 Oak Ridge Drive in the Residence 25 Zone District. Lisa M. Vooy is the Applicant and the Owner.

Vice Chair Delisle read the legal notice dated June 26, 2023.

A motion was made by John Whitney and seconded by Mark Zampino to open the public hearing for application #23-04. All were in favor; the motion passed.

Mr. Popper read his comments from a memo to the Board dated July 3, 2023. He said the house is non-conforming to the required side yard setback and this includes the minimum aggregate set back of 50 feet and the required minimum set back of 20 feet for the side yard on the east side of the house. The addition will reduce the existing side yard setback from 16.3 to 14.5 feet on the east side of the house. Mr. Popper said the Board members have the site plan map.

Lisa Vooys, 6 Oak Ridge Drive said she is looking for a variance since the house sits slightly askew on the lot. She said she would like to add 10 feet to the back of her kitchen and 5 feet in the bedroom. Chairman Morin asked if it would be a full two story addition and Ms. Vooys said yes. Mr. Zampino asked if the siding would match and Ms. Vooys said yes, that they are going to re-side the entire house with the same color. Vice Chair Delisle asked if they notified the abutters and Ms. Vooys said they notified everyone within 100 feet by sending a certified letter on June 20, 2023.

Vice Chair Delisle asked if anyone in the public wanted to speak regarding application #23-04.

Robert Hall, 4 Oak Ridge Drive said they are totally fine with the addition.

A motion was made by John Whitney and seconded by Mark Zampino to close the public hearing for application #23-04. All were in favor; the motion passed.

A motion was made by John Whitney and seconded by John Keithan to approve application #23-04. All were in favor; the motion passed.

Mr. Popper said a legal notice will be put in the paper on Tuesday and if you want to start building before the 2 weeks after the notice is published than you will need to submit a hold harmless letter to the town. He said you will receive the variance in the mail

7. Board Members Comments:

Chairman Morin said the only error he saw in the bylaws was the meeting time and date needs to be changed to the second Tuesday of the month at 6:30pm. Mr. Popper said he will correct that.

8. Approval of Minutes:


a. May 9, 2023

A motion was made by John Whitney and seconded by Mark Zampino to approved the minutes of May 9, 2023. All were in favor; the motion passed.

9. Adjourn

A motion was made by John Whitney and seconded by John Keithan to adjourn at 6:42pm. All were in favor; the motion passed.

Respectfully submitted,


Linda Imme
Recording Clerk