



Town of Cromwell Zoning Board of Appeals

***PUBLIC HEARING AND MEETING
6:30 P.M. TUESDAY SEPTEMBER 12, 2023
TOWN HALL COUNCIL CHAMBERS
41 WEST STREET CROMWELL***

Minutes and Record of Votes

Present: Chairman Joseph Morin, Vice Chairman Dan Delisle, Mark Zampino, John Whitney, John Keithan, 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 Chairman Morin at 6:30pm
2. **Roll Call** - The presence of the above members was noted.
3. **Seating of Alternates**

A motion was made by John Keithan and seconded by Mark Zampino to seat Steve Wygonowski as an alternate. All were in favor; the motion passed.

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 #23-05: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of an attached garage in the side yard setback at 15 Oak Ridge Drive in the Residence 25 Zone District. Olena Dobryuk is the Applicant and the Owner.

Chairman Morin read the legal notice dated August 30, 2023.

A motion was made by John Whitney and seconded by Mark Zampino to open the public hearing for application #23-05. All were in favor; the motion passed.

Olena Dobryuk, 15 Oak Ridge Drive, Cromwell said that on February 12, 2023 there was a fire at her home that destroyed half of it. She said as they rebuild, they would like to build an attached garage. She said they can't put it on one side due to the septic system and the topography is sloping. She said we would like to put the one car garage on the other side.

Mr. Popper read his comments from a memo dated September 12, 2023:

The existing .45-acre lot is located in the R-25 Residential Zone District on the west side of Oak Ridge Drive. The site contains an existing 2,595 square foot single family house. The house is non-conforming to the required side yard setbacks. This includes the minimum aggregate set back of 50 feet. The existing side yard on the south side of the house is 25.5 feet and the existing side yard on the north side is 22.4 feet for a total of 47.9 feet. The garage addition will reduce the existing side yard setback from the north side from 22.4 feet to 16.5 feet (difference of 5.9 feet). This will decrease the existing nonconforming aggregate side yard setback from 47.9 feet to 42 feet.

The applicant is requesting a variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of an attached garage in the side yard setback.

Chairman Morin asked if there was anyone in the public who wanted to speak regarding application #23-05.

Rob Russo, 11 Oak Ridge Drive said they are totally fine with the garage and it will look nice.

Ms. Dobryuk handed Mr. Popper the receipts for the certificates of mailing.

A motion was made by John Keithan and seconded by John Whitney to close the public hearing for application #23-05. All were in favor; the motion passed.

A motion was made by John Whitney and seconded by John Keithan to approve application #23-05. All were in favor; the motion passed.

Mr. Wygonowski asked if we approved this as non-conforming in 1994 or is that water under the bridge. Chairman Morin said the regulations have changed since it was built and that makes it non-conforming.

Chairman Morin said that Mr. Popper will publish the notice in the newspaper and there is a 15 appeal period so he does not suggest starting the project until that time is up.

7. Board Members Comments:

Mr. Wygonowski said the bylaws still need to be addressed and Mr. Popper said we just need to change the date and time change. Chairman Morin said we can adopt that change at the next meeting.

8. Approval of Minutes:

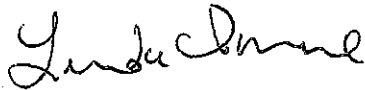
a. July 11, 2023

A motion was made by John Whitney and seconded by Mark Zampino to approve the minutes of July 11, 2023 with the change that Chairman Morin joined the meeting by CCTV and phone. Chairman Morin, Dan Delisle, Mark Zampino, John Keithan, and John Whitney approved; Steve Wygonowski abstained; the motion passed.

9. Adjourn

A motion was made by John Whitney and seconded by John Keithan to adjourn at 6:48pm. All were in favor; the motion passed.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Linda Imme". The signature is fluid and cursive, with the first name "Linda" being more prominent than the last name "Imme".

Linda Imme
Recording Clerk