

**TOWN OF CROMWELL
ZONING BOARD OF APPEALS**

**PUBLIC HEARING AND SPECIAL MEETING
7:30 P.M. TUESDAY, MARCH 28, 2006
ROOM 224
CROMWELL TOWN HALL, 41 WEST STREET**

MINUTES

Present: Chairman Brian Boorman, Vice Chairman Brian Fisk, Alternate Nicholas Demetriades, Alternate George Lawler, Ann Flaherty, and Joanne Massey .
Absent: Stan Terry and Alternate Timothy Howley.
Also Present: Stan Stachura, Board of Liaison and Craig Minor, Town Planner.

1. Call to Order: Brian Boorman called the meeting to order at 7:40 p.m.
2. Roll Call: The above members are noted.
3. Seating of Alternates: Brian Fisk made a motion to seat Alternates Nicholas Demetriades and George Lawler, seconded by Joanne Massey. All were in favor.
4. Approval of Agenda: Brian Fisk made a motion to approve the agenda, seconded by Joanne Massey. All were in favor.
5. Public Comments: None.
6. Public Hearings :

a. Application #06-04: Variance from Article 8.1 (Minimum Sideyard and Sideyard Aggregate) for an addition to the house at 8 Laurel Drive. Tony and Karen Gumkowski, owner/applicant.

Brian Fisk made a motion to seat Alternate George Lawler, seconded by Joanne Massey. All were in favor.

Brian Boorman Recused himself. Brian Fisk took over as Vice Chairman.

Tony & Karen Gumkowski, owner/applicant of 8 Laurel Drive presented this application for a variance for a garage on the house. They moved in back in 1981 with plans to put a garage in someday. They asked the realtor about putting the garage in back then and she said there would be no problem at all. At that time we guessed that were true. Now we are looking at down the road and considering retirement and the zoning laws no longer allow us to put up the garage as intended because we do not meet the aggregate requirements. Our intent is to stay in Cromwell and make this our retirement house. We plan to put a family room addition onto the back of the house. Currently our family room is in the basement with the laundry room and we are trying to eliminate as much as

possible the up and downstairs to make more one level. The garage with the aggregate we are trying to make it easier on ourselves during winter season.

Alternate Nicholas Demetriades asked for explanation of the pictures. Tony right side of house set back from front of house They plan to build out to back. Nick asked what is the actual distance. Variance requested is to give you relief it is currently 14.34 feet + 21.52. The aggregate combined has to be 50 foot aggregate.

Rich Waters of 84 South Street spoke in favor and feels this should be granted. Years ago developments were allowed smaller lots and now this becomes a hardship today.

Mr. Minor reported that back in 1986 2 different zoning regulations took place A-25 zone with sewer and A-25 with out sewer. At that time there was a requirement for a 10-foot side yard with a 30-foot aggregate. Circumstances then still would not be able have been done even for what you are doing now. Craig mentioned without sewer you would need a minimum of 15 feet for both sides even back in 1986.

Tony mentioned another hardship she has arthritis.

Mr. Minor reported that with a detached garage it has to be 5-feet from the property line and would not need variance but if the garage is part of the house, the house has to be 20-feet from the property line.

Ann Flaherty made a motion to close, seconded by Alternate Nicholas Demetriades. All were in favor.

Ann Flaherty made a motion to approve, seconded by Joanne Massey. All were in favor.

7. Old Business:

a. Application #06-02: Variance from Article 18.1.b.5. (Parking Requirements) reducing the amount of required parking, to allow construction of a deck on the back of the existing restaurant at 1 Wall Street (“Coaches”). Salvatore Morello owner/applicant.

Mr. Minor reported that due to the Fire Marshal revising the requirements Coaches no longer needed the variance in the first place. So this was tabled at the last meeting and staff reviewed the documentation and realized that coaches does not need a variance and their will be a letter issued for zoning approval.

Brian Fisk made a motion to close, seconded by Ann Flaherty. All were in favor.

8. New Business: None.

9. Commissioners’ Comments: Brian Boorman appreciates agenda on time and e-mail. Ann thanks Brian for address change so she received her agenda on time.

Brian Boorman asked about the last application and if we could have approved due to the guideline change. Mr. Minor reported that this should not be approved because it is personal to them not to the land itself.

10. Approval of Minutes: a. February 28, 2006 – Brian Fisk made a motion to approve as amended, seconded by Brian Boorman. All were in favor.

Amendment: pg 3, 2nd paragraph, 2nd sentence, the word no should read not.

11. Adjourn: Brian Fisk made a motion to adjourn at 8:10, seconded by Ann Flaherty. All were in favor.

Respectfully Submitted,

Michelle Milardo
Clerk