

**TOWN OF CROMWELL  
ZONING BOARD OF APPEALS**

**PUBLIC HEARING AND REGULAR MEETING  
7:30 P.M. TUESDAY, MAY 22, 2007  
ROOM 224  
CROMWELL TOWN HALL, 41 WEST STREET**

**MINUTES AND RECORD OF VOTES**

**Present:** Chairman Brian Boorman, Brian Fisk, Ann Flaherty, Alternate Nicholas Demetriades.

**Absent:** George Lawler, Joanne Massey, Alternate Timothy Howley, Alternate Kevin Clark.

1. **Call to Order:** The meeting was called to order at 7:30 p.m.
2. **Roll Call:** The presence of the above members was noted.
3. **Seating of Alternates:** Brian Fisk made a motion to seat Alternate Nicholas Demetriades, seconded by Ann Flaherty. Motion passed unanimously.
4. **Approval of Agenda:** Brian Fisk made a motion to approve the agenda, seconded by Ann Flaherty. Motion passed unanimously.
5. **Public Comments:** None.
6. **Public Hearings & Possible Decision:**

a. Application #07-08: Variance from Article 11.1.d.6 of the Zoning Regulations (Residential District Green Belt Buffer) at 30 Berlin Road, to allow a commercial driveway and parking in the "residential buffer area". Anastasios E. Karathanasopoulos, owner/applicant.

Alternate Nicholas Demetriades recused himself, due to a personal conflict.

Brian Fisk made a motion to open the public hearing, seconded by Ann Flaherty. The motion passed unanimously.

Due to the presence of only three commissioners, Brian Fisk made a motion to continue the public hearing to June 14, 2007 seconded by Ann Flaherty. The motion passed unanimously. The applicant said that he would be out-of-state on June 14 and unable to attend. Chairman Boorman stated that this application would be continued to June 26, 2007.

b. Application #07-09: Variance from Article 19.3.e and f of the Zoning Regulations (Signage) at Hammerhead Place, for additional commercial signage. Peking Enterprises LLC, owner/applicant.

Brian Fisk made a motion to open the public hearing, seconded by Ann Flaherty. The motion passed unanimously.

Attorney Jennifer A. Gagosz, representing the applicant, stated that they would like to postpone their presentation until a later date when there would be a full board of five members present.

Brian Fisk made a motion to continue the public hearing to June 14, 2007 seconded by Nicholas Demetriades. The motion passed unanimously.

c. Application #07-10: Variance from Article 8.1 of the Zoning Regulations (Height, Yard and Bulk Requirements) at 9 Freestone Avenue, to build an addition to the house with less than the minimum side yard and side yard aggregate and to build a new garage, total building area exceeding the maximum lot coverage. Michael Corriveau, owner/applicant.

Brian Fisk made a motion to open the public hearing, seconded by Ann Flaherty. The motion passed unanimously.

Applicant Michael Corriveau asked to postpone his presentation until a later date, when there would be a full board of five members present.

Brian Fisk made a motion to continue the public hearing to June 14, 2007 seconded by Nicholas Demetriades. The motion passed unanimously.

**7. Old Business:** None.

**8. New Business:** None

**9. Commissioners Comments:** None.

**10. Approval of Minutes:**

a. April 24, 2007: Brian Fisk made a motion to approve the minutes as presented, seconded by Ann Flaherty. The motion passed unanimously.

b. March 27, 2007: Ann Flaherty made a motion to approve the minutes as presented, seconded by Brian Fisk. The motion passed unanimously.

c. March 13, 2007: Ann Flaherty made a motion to approve the minutes as presented, seconded by Nicholas Demetriades. The motion passed unanimously.

**10. Adjourn:** Brian Fisk made a motion to adjourn at 7:54 p.m., seconded by Nicholas Demetriades. The motion passed unanimously.

**Respectfully Submitted,**

**Craig Minor, AICP  
Acting Clerk**