

TOWN OF CROMWELL  
ZONING BOARD OF APPEALS

PUBLIC HEARING AND REGULAR MEETING  
7:00 PM TUESDAY OCTOBER 28, 2008  
ROOM 224  
CROMWELL TOWN HALL, 41 WEST STREET

**MINUTES**

*Present:* Chairman Thomas Tokarz, Vice Chairman Christie Carpino,  
Alternate Ed Wengers, Allan Spotts, and Alternate Brian Fisk.

*Absent:* Joanne Massey, Kim Enowitch.

- 1) **Call to Order:** Chairman Tom Tokarz called the meeting to order at 7:04
- 2) **Roll Call:** The above members are noted.
- 3) **Seating of Alternates:** Allan Spotts made a motion to seat Alternate Ed Wengers and Alternate Brian Fisk, seconded by Christie Carpino. All were in favor. Mr. Wengers and Mr. Fisk were seated.
- 4) **Approval of Agenda:** Alternate Brian Fisk made a motion to approve the agenda, seconded by Alternate Ed Wengers. All were in favor. Agenda approved.
- 5) **Public comments:** Joe Corlis of 17 Redwood Court spoke with Jim Michaud Property Manager of Cromwell Hills Phase I and discussed the concerns regarding the erosion. The erosion runs along the hill to the north and comes out about a foot more than the fence line which creates concerns with coverage of the gravel washing out. Mr. Minor mentioned speaking with the Zoning Enforcement Officer and the owner to stabilize the erosion issue.
- 6) **Public Hearing and Possible Decision:**
  - a. **Application #08-11: Variance from Sec. 8-1 (Maximum Lot Coverage) to build a detached garage at 2 Briadon Drive. Harold Johnston, owner/applicant.**

*Brian Fisk made a motion to close the public hearing, seconded by Allan Spotts. All were in favor.*  
**Public Hearing Closed.**

Mr. Johnston of 2 Briadon Drive is seeking approval of a 2 car-attached garage. The existing house, garage, and new garage will exceed the 15% lot coverage. The house was built in the 1950's prior to the existing zoning regulations. He would be making the existing garage into a family room and removing the existing utility shed

Mr. Johnston's hardship is with the size of the building and the property that exceeds the 15% lot coverage.

Chairman Tokarz did mention that the lots look small however, there is no hardship with the lot.

Brian Fisk would like for Mr. Johnston to show hardship and will not vote in favor of this application due to no hardship.

Dan McKiernan of 19 Geer Street spoke in favor of this application and his family supports the fact that this would be an improvement and has no effect on them.

Kevin Sirois of 17 Geer Street spoke in favor of this application. He has no objection and feels that this would help him and give him a place to store his antique cars.

Allan Spotts does not see hardship.  
Christie Carpino and Ed Wenners feel that Mr Johnston should still be able to be within the variance and build without exceeding the lot coverage to meet with the regulations.

*Brian Fisk made a motion to approve Application #08-11, seconded by Ed Wenners. All were opposed. **Motion Failed.***

7) **Old Business:** None

8) **New Business:** None.

9) **Commissioners Comments:** None.

10) **Approval of Minutes:**

a. **September 23, 2008** – Brian Fisk made a motion to approve the minutes with the correction of the spelling of Allan Spotts, seconded by Allan Spotts. All were in favor. Minutes Approved.

11) **Adjourn:** Brian Fisk made a motion to adjourn at 7:30 p.m., seconded by Allan Spotts. All were in favor. Adjourned.

**Michelle Milardo**  
**Clerk**