



Town of Cromwell Zoning Board of Appeals

***REGULAR PUBLIC HEARING AND MEETING
6:30 P.M. TUESDAY SEPTEMBER 8, 2020
ROOM 224/225
CROMWELL TOWN HALL 41 WEST STREET***

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Seating of Alternates**
- 4. Approval of Agenda**
- 5. Election of Officers**
- 6. Public Comments**
- 7. Public Hearings:**
 - a. Application #20-04: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Rear Yard Setback) to allow for the construction of deck in the rear of the house at 4 Shanley Court. Peter and Laura Lawton are the Applicants and Laura Lawton is the Owner.
 - b. Application #20-06: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of deck in the rear of the house at 13 Nordland Avenue. Dan Sullivan is the Applicant and Randall S. Zimmerman is the Owner.
- 8. Approval of Minutes:**
 - a. July 14, 2020
- 9. Adjourn**

RECEIVED FOR RECORD
Sep 01, 2020 01:26P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

LEGAL NOTICE
PUBLIC HEARING
TOWN OF CROMWELL ZONING BOARD OF APPEALS

The Cromwell Zoning Board of Appeals will hold a Public Hearing and Meeting at 6:30 pm on Tuesday September 8, 2020 in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #20-04: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Rear Yard Setback) to allow for the construction of deck in the rear house at 4 Shanley Court. Peter and Laura Lawton are the Applicants and Laura Lawton is the Owner.
2. Application #20-06: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of deck in the rear of the house at 13 Nordland Avenue. Dan Sullivan is the Applicant and Randall S. Zimmerman is the Owner.

At this hearing interested parties may appear and be heard and written testimony received. The applications are on file in the office of the Town Planner at 41 West Street, Cromwell, Connecticut.

Joseph Morin
Chairman

Dated in Cromwell, Connecticut this 26th day of August 2020

26 09

rev. 6/20/2011

**TOWN OF CROMWELL
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE, ZONING APPEAL, DMV LOCATION APPROVAL,
OR CHANGE OF NON-CONFORMING USE SPECIAL PERMIT**

Address: 4 Shanley Court Cromwell	PIN #: 00277000
Zoning District:	Volume/Page: 1656-123
Applicant: Peter + Laura Lawton	Property Owner: Laura Lawton
Home or Business Address: 4 Shanley Court Cromwell, Ct 06416	Home or Business Address: 4 Shanley Court Cromwell, Ct 06416
Phone #: 860. 756. 6901	Phone: 860. 756. 6901
Email: Zaina1205@yahoo.com	
<i>I hereby certify that the information presented is to the best of my knowledge true and accurate, and that should such information be proved to be inaccurate or misleading, any permit issued on the basis of this information may be revoked.</i> Signature: Laura B. Lawton	<i>I hereby consent to the Applicant acting as my agent for the purpose of this application.</i> Signature:
Type of Application (check one): <input checked="" type="checkbox"/> Variance from Section 22 B. of the Zoning Regulations. <input type="checkbox"/> Appeal from ZEO Decision dated _____. <input type="checkbox"/> Change of Non-Conforming Use Special Permit. <input type="checkbox"/> Application for Motor Vehicle Location Approval (attach copy of your completed DMV Form K-7)	
Description of Request: We would like to build a 12' x 17' covered screened in deck	

2009

rev. 6/20/2011

Justification for Request:

If Applying for a variance, state the hardship and explain why the variance is required.

If Appealing a decision of the ZEO, explain why you feel the ZEO is wrong.

If Applying for a change in non-conforming use Special Permit, explain how the new use will be less non-conforming than the current use.

If Requesting DMV Location Approval, state the date of the original Public Hearing (if any).

Hardship is the orig. location of the house
left us with a 15' back yard. Any
location would need a variance.

1. I will send written notice of this application to the owners of property within 100' of the site not less than 14 days before the public hearing. I will submit the "certificate of mailing" not less than 10 days before the hearing.

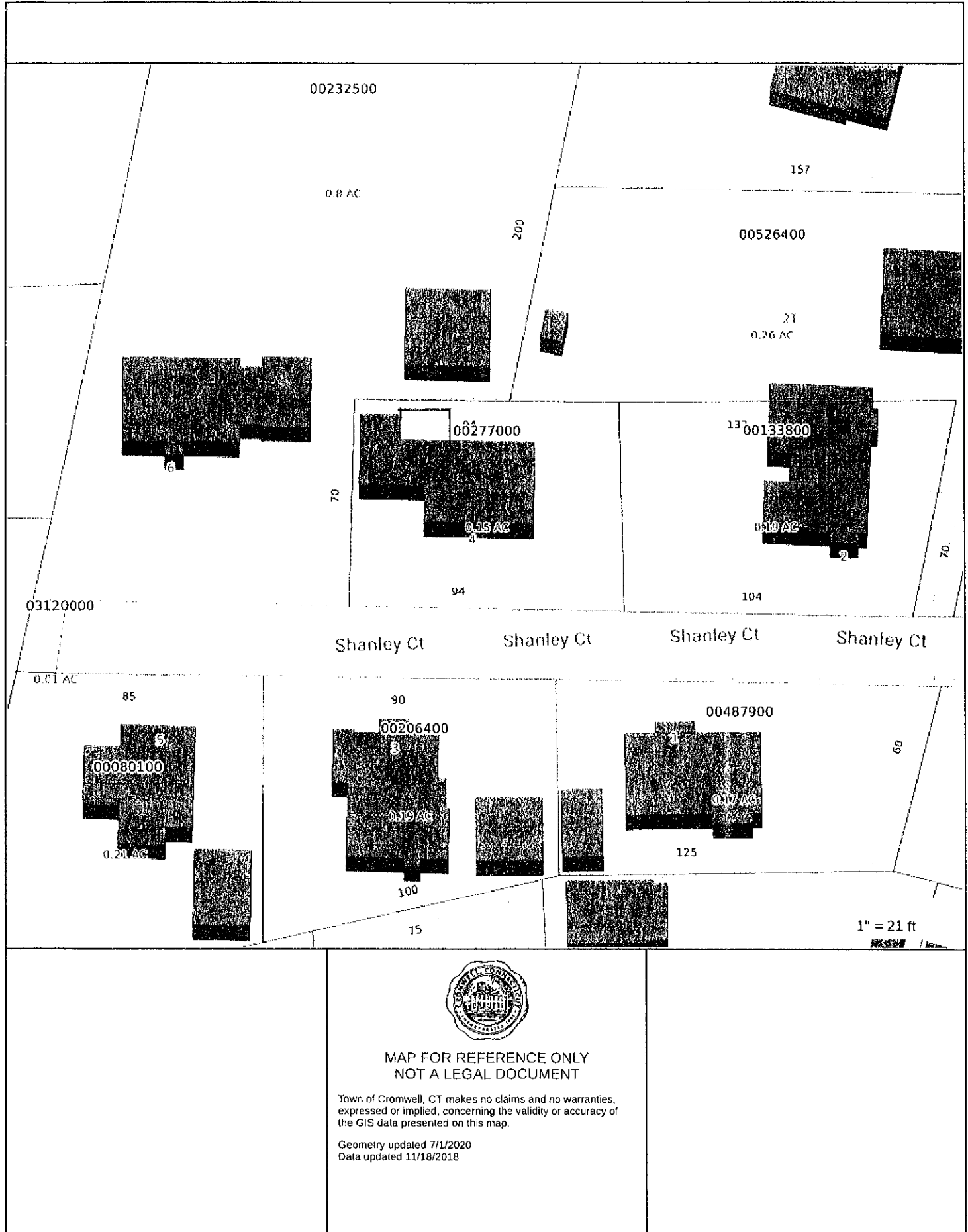
2. I will post a sign on the property not less than 14 days before the public hearing per Section 8.10.H. of the Cromwell Zoning Regulations. I will submit an affidavit of posting at the hearing.

3. If my request is dimensional in nature, I have submitted a site plan prepared by a surveyor in accordance with Sec. 10.4.B.2 of the Cromwell Zoning Regulations.

Samuel L. Lander
applicant

8.11.20



date



20-06

**TOWN OF CROMWELL
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE, ZONING APPEAL, DMV LOCATION APPROVAL,
OR CHANGE OF NON-CONFORMING USE SPECIAL PERMIT**

Address: 13 Nordland Ave Cromwell, CT 06416	PIN #: 0020700
Zoning District: R-15	Volume/Page: 113-80
Applicant: Dan Sullivan	Property Owner: Randy Zimmerman
Home or Business Address: 9 Rivercove Dr. Cromwell, CT 06416	Home or Business Address: 13 Nordland Ave Cromwell, CT 06416
Phone #: 860-655-5677 Email: dan@deahomeimprovement.com	Phone: 860-836-6658
I hereby certify that the information presented is to the best of my knowledge true and accurate, and that should such information be proved to be inaccurate or misleading, any permit issued on the basis of this information may be revoked. Signature: 	I hereby consent to the Applicant acting as my agent for the purpose of this application. Signature: 
Type of Application (check one): <input checked="" type="checkbox"/> Variance from Section 2.2.B of the Zoning Regulations. <input type="checkbox"/> Appeal from ZEO Decision dated _____. <input type="checkbox"/> Change of Non-Conforming Use Special Permit. <input type="checkbox"/> Application for Motor Vehicle Location Approval (attach copy of your completed DMV Form K-7)	
Description of Request: Request to construct a deck in the backyard which expands ^{into} the non-conforming sideyard setbacks.	

Justification for Request:

If Applying for a variance, state the hardship and explain why the variance is required.

If Appealing a decision of the ZEO, explain why you feel the ZEO is wrong.

If Applying for a change in non-conforming use Special Permit, explain how the new use will be less non-conforming than the current use.

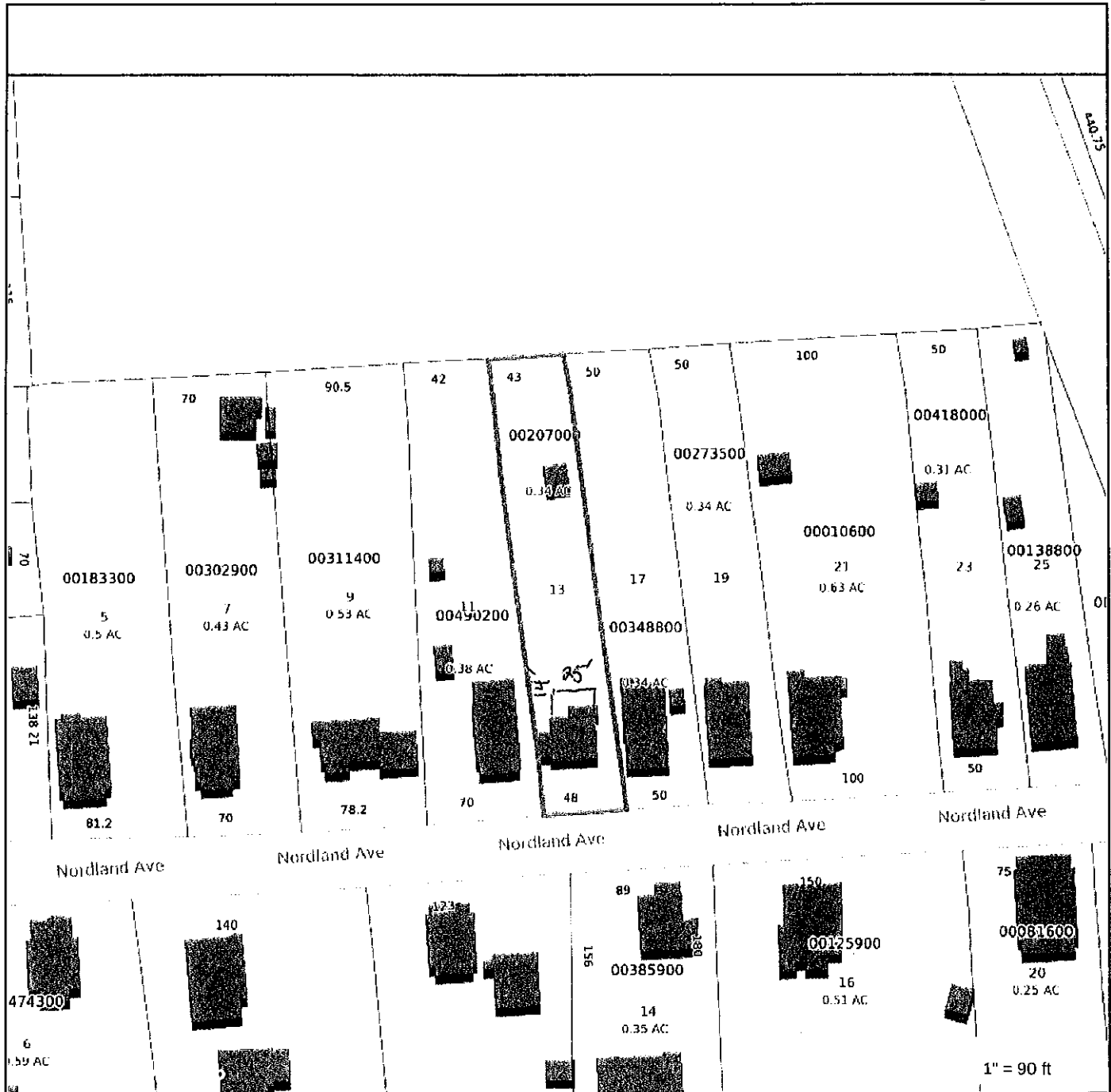
If Requesting DMV Location Approval, state the date of the original Public Hearing (if any).


The hardship is the non conforming location of the house adjacent to the property line.

1. I will send written notice of this application to the owners of property within 100' of the site not less than 14 days before the public hearing. I will submit the "certificate of mailing" not less than 10 days before the hearing.
2. I will post a sign on the property not less than 14 days before the public hearing per Section 8.10.H. of the Cromwell Zoning Regulations. I will submit an affidavit of posting at the hearing.
3. If my request is dimensional in nature, I have submitted a site plan prepared by a surveyor in accordance with Sec. 10.4.B.2 of the Cromwell Zoning Regulations.

Demming Sullivan
applicant

8/28/20
date



<p>Property Information</p> <p>Property ID 00207000</p> <p>Location 13 NORDLAND A</p> <p>Owner</p> <p>Owner Address</p> <p>Map Block Lot</p>	 <p>MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT</p> <p>Town of Cromwell, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.</p> <p>Geometry updated 7/1/2020 Data updated 11/18/2018</p>	
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**TOWN OF CROMWELL
ZONING BOARD OF APPEALS
REGULAR PUBLIC HEARING AND MEETING
6:30 P.M. TUESDAY JULY 14, 2020
ROOM 224/225 CROMWELL
TOWN HALL, 41 WEST STREET**

RECEIVED FOR RECORD
Aug 18 2020 08:44A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

Minutes

Present: Vice Chairman Daniel T. Delisle, John Whitney, Mark Zampino, Steve Wygonowski (alternate), and Brian Fisk (alternate)

Absent: Chairman Joseph Morin and John Keithan

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

1. **Call to Order:** The meeting was called to order by Vice Chairman Daniel T. Delisle at 6:32 p.m.
2. **Roll Call:** The presence of the above members was noted.
3. **Seating of Alternates:**
John Whitney made a motion to seat alternates Brian Fisk and Steve Wygonowski;
Seconded by Mark Zambino. *All in favor; motioned carried.*
4. **Approval of Agenda:**
Brian Fisk made a motion to approve the amended agenda; Seconded by John Whitney. *All in favor; motioned carried.*
5. **Public Comments:** None.
6. **Public Hearings:**
Vice Chairman Daniel T. Delisle read Application # 20-03 for the public hearing.
 - a. Application #20-03: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (front Yard Setback) to allow for the construction of a front porch at 8 McDonald Avenue. Michael A. Turcotte Jr. is the Applicant and Michael A. Turcotte Jr. and Lauren E. Smizer are the Owners.

John Whitney made a motion to open the public hearing for Application #20-03; Seconded by Mark Zambino. *All in favor; motion carried.*

Mr. Michael Turcotte Jr., (applicant and owner of the property) presented the application and noted he was seeking a variance for the front yard setback so he could build a front porch. He explained that the hardship is the current house location was built too close to the street prior to the adoption of the Cromwell Zoning Regulations. Mr. Turcotte further stated that the proposed enlargement of the porch would extend from the existing porch and meet the front two corners of the house. Mr. Popper asked if the existing porch was within the town right of way and was informed by Mr. Turcotte that it was not. Mr. Popper made a recommendation to the Board that if a motion to approve Application # 20-03 were to be considered that the motion be conditioned with a request that the existing porch's location be proven to not be within the town right of way.

The hearing became open to the public. There were no members of the public speaking.

John Whitney made a motion to close the public hearing; Seconded by Mark Zambino. *All in favor; motion carried.*

John Whitney made a motion to approve Application #20-03: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (front Yard Setback) to allow for the construction of a front porch at 8 McDonald Avenue. Michael A. Turcotte Jr. is the Applicant and Michael A. Turcotte Jr. and Lauren E. Smizer are the Owners with the condition that the front property line be verified. Seconded by Mark Zampino. There was no discussion. *All in favor; motion carried.*

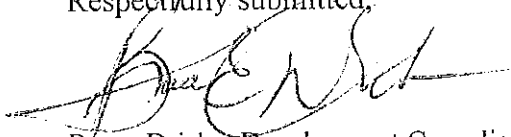
7. Approval of Minutes:

- a. January 14, 2020 - John Whitney made a motion to approve the minutes with corrections; Seconded by Mark Zampino. *All in favor; motion carried.*

8. Adjourn:

John Whitney made a motion to adjourn the meeting. *All in favor; motion carried.*
Meeting adjourned at 6:45 p.m.

Respectfully submitted,



Bruce Driska, Development Compliance Officer
Acting Recording Clerk