



Town of Cromwell Zoning Board of Appeals

***PUBLIC HEARING AND MEETING
6:30 P.M. TUESDAY MARCH 14, 2023
TOWN HALL COUNCIL CHAMBERS
41 WEST STREET CROMWELL***

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Seating of Alternates**
4. **Approval of Agenda**
5. **Public Comments**
6. **Public Hearing:**
 - a. Application #23-01: Appeal to the order of the Zoning Enforcement Officer dated January 10, 2023 for the Violation of Section 1.3.A.3 and Section 2.2 of the Zoning Regulations at 16 Pleasant Street. Myron P. Johnson is the Applicant and the Owner.
7. **Board Members Comments:**
8. **Approval of Minutes:**
 - a. November 8, 2022
9. **Adjourn**

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Town of Cromwell Zoning Board of Appeals

***PUBLIC HEARING AND MEETING
6:30 P.M. TUESDAY NOVEMBER 8, 2022
TOWN HALL COUNCIL CHAMBERS
41 WEST STREET CROMWELL***

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Minutes and Record of Votes

Present: Vice Chairman Dan Delisle, John Keithan, Mark Zampino, John Whitney and Steve Wygonowski (alternate)

Absent: Chairman Joseph Morin

Also Present: Director of Planning and Zoning Compliance Officer Bruce Driska

1. Call to Order

The meeting was called to order by Vice Chairman Dan Delisle at 6:30 pm.

2. Roll Call

The presence of the above members was noted.

2. Seating of Alternates

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

3. Approval of Agenda

Mr. Popper asked the Board to amend the agenda to add the approval of the 2023 meeting calendar.

A motion was made by John Whitney and seconded by John Keith to approve the amended agenda. All were in favor; the motion passed.

The Board members discussed the proposed 2023 meeting calendar noting that the November meeting was scheduled for November 11, 2023 and it should be November 9, 2023. Mr. Popper noted the correction.

A motion was made by John Whitney and seconded by John Keith to approve the amended

meeting calendar for 2023. All were in favor; the motion passed.

4. Public Comments:

There were none.

5. Public Hearing:

- a. Application #22-04: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Rear Yard Setbacks) to allow for the connection from the house to the garage and the addition of a deck to the garage in the rear yard at 144 West Street. Danielle Crescentini-Little and Brian Little are the Applicants and the Owners.

Vice Chairman Dan Delisle read the public hearing notice for application 22-04.

A motion was made by John Whitney and seconded by John Keithan to open the public hearing for application 22-04. All were in favor; the motion passed.

Danielle Crescentini-Little addressed the Board and explained that when the garage was built it was in compliance with the Zoning Regulations. She noted that a family member had later built a deck onto the garage and an addition connecting the garage to the house and as a result the garage was now nonconforming to the required rear yard set-back. Ms. Crescentini-Little explained that she and her husband did not know that the work which was done by a family member had been done without any permits. She explained that we only discovered this when we put our house up for sale. Ms. Crescentini-Little said we are seeking the variance to bring this work into compliance so we can sell our home. She discussed the odd shape of their lot which was only 132 feet deep and why the addition was necessary for safe access to the garage from the house in all types of weather. Ms. Crescentini-Little said the addition and the deck had enhanced the appearance of our property which has increased its economic value.

Vice Chairman Dan Delisle asked if there were any public comments. There were none.

Vice Chairman Dan Delisle asked for any comments from the Board members. Mark Zampino expressed his concerns about how this application if approved would set a precedent for others who never got a permit. The Board members discussed the idea of whether or not approval of this application would be setting a precedent. Mr. Zampino restated his position and so did the other members.

A motion was made by John Whitney and seconded by John Keithan to close the public hearing for application 22-04. All were in favor; the motion passed.

A motion was made by Steve Wygonowski and seconded by John Whitney to approve application 22-04. Mark Zampino was opposed. All others voted in favor; the motion passed.

Vice Chairman Dan Delisle told the applicant they should wait 2 weeks for the approval letter. Mr. Driska said the letter must be filed on the land records within one year.

6. Board Members Comments:

There were no comments.

7. Approval of Minutes:

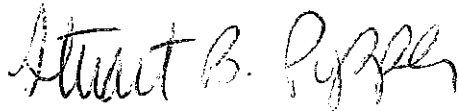
a. August 9, 2022

A motion was made by John Whitney and seconded by John Keithan to approve the minutes of August 9, 2022. Vice Chairman Dan Delisle abstained. All others voted in favor; the motion passed.

8. Adjourn

A motion was made by John Whitney to adjourn at 7:04 pm. All were in favor; the motion passed.

Respectfully Submitted,

A handwritten signature in black ink, reading "Stuart B. Popper". The signature is written in a cursive, flowing style.

Stuart B. Popper
Temporary Recording Clerk