



Town of Cromwell Zoning Board of Appeals

REGULAR PUBLIC HEARING AND MEETING
6:30 P.M. TUESDAY APRIL 10, 2018
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. Public Comments
6. New Business:
7. Public Hearings:

a. Application #18-02: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Building Coverage ratio) to allow for the construction of an addition at 2 Sunset Drive. Bill DeFurió is the Applicant and Michael A Salonia Jr. is the Owner.

b. Application #18-03: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Set Back) to allow for the construction of a garage at 597 Main Street Michael Nappi is the Applicant and the Owner.

c. Application #18-04: Request for Motor Vehicle License Location Approval (New Owner) at 313 Main Street. Jacek Piwowski is the Applicant and T&D Auto LLC is the Owner.

d. Application # 18-05: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Rear Yard Set Back) to allow for the installation of a temporary office trailer at 1000 Corporate Row. GKN Aerospace is the Applicant and BUHL Land East III LLC is the Owner.

8. Approval of Minutes:
 - a. October , 2017
 - b. November , 2017
 - c. January 9, 2018
9. Adjourn

RECEIVED FOR RECORD
Apr 03, 2018 01:26P
JOAN AHLQUIST
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 April 10, 2018 in Room 224 of the Cromwell Town Hall at 41 West Street on the following item:

1. Application #18-02: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Building Coverage ratio) to allow for the construction of an addition at 2 Sunset Drive. Bill DeFurio is the Applicant and Michael A Salonia Jr. is the Owner.
2. Application #18-03: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Set Back) to allow for the construction of a garage at 597 Main Street Michael Nappi is the Applicant and the Owner.
3. Application #18-04: Request for Motor Vehicle License Location Approval (New Owner) at 313 Main Street. Jacek Piwowarski is the Applicant and T&D Auto LLC is the Owner.
4. Application # 18-05: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Rear Yard Set Back) to allow for the installation of a temporary office trailer at 1000 Corporate Row. GKN Aerospace is the Applicant and BUHL Land East III LLC 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 28th day of March 2018

Memo

To: Zoning Board of Appeals
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: April 3, 2018
Re: Comments on the April 10, 2018 Meeting Agenda

7. Public Hearing:

a. Application #18-02: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Building Coverage ratio) to allow for the construction of an addition at 2 Sunset Drive. Bill DeFurio is the Applicant and Michael A Salonia Jr. is the Owner.

The 13,503 square foot lot is located in the R-15 Zone on the north side of Sunset Drive. The site contains an existing 1,056 square foot single family house, two sheds and a pool. Attached is the GIS map of the property showing the location of the house, sheds and the pool. The extension at the rear of the house has been removed and the applicant is proposing to construct the building addition in its place. The construction of the addition will push the house of over the 15% Building Coverage Ratio to about 16.97%. The hardship is that the lot is non-conforming.

b. Application #18-03: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Set Back) to allow for the construction of a garage at 597 Main Street Michael Nappi is the Applicant and the Owner.

The 13,068 square foot lot is located in the R-15 Zone on the west side of Main Street. The site contains an existing 990 square foot single family house. The applicant is proposing to build an attached two car garage on the south side of the house which will extend into the existing sideway and reduce the sideyard setback to 5'. Please note that the required set yard setback in the R-15 Zone is a minimum of 15' and a total aggregate side yard of 35'. Attached is the GIS map of the property showing the location of the house and the proposed garage. Also attached is a letter from the applicant explaining the reasoning behind the request for the variance. The hardship is that the lot is non-conforming.

c. Application #18-04: Request for Motor Vehicle License Location Approval (New Owner) at 313 Main Street. Jacek Piwowarski is the Applicant and T&D Auto LLC is the Owner.

Section 10.1 of the Zoning Regulations is titled Zoning Board of Appeals Power and Duties. Section 10.1.5 states, "To consider applications for, and determine the suitability of, location of any establishment which intends to deal in or repair motor vehicles under the provisions of the

Connecticut General Statutes Section 14-54, as amended.” The application before the Board this evening is to transfer the existing license from T&D Auto LLC to the new owner.

d. Application # 18-05: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Rear Yard Set Back) to allow for the installation of a temporary office trailer at 1000 Corporate Row. GKN Aerospace is the Applicant and BUHL Land East III LLC is the Owner.

The 2.3 acre lot is located in the Industrial Zone on the west side of Corporate Row. The site contains an existing 43,560 square foot industrial building. Attached is a map of the property showing the location of the existing building, the parking and the proposed temporary office trailer. The applicant is proposing to install the temporary office trailer in the rear of the building about 5' off the rear yard property line. The applicant expects the trailer to be in place for about 10 months. Please note that the required rear yard setback in the Industrial Zone is 50 feet. There are no abutting property owners to the rear of the site that will be impacted by the installation of the temporary trailer. The hardship is the limited land area available to locate the temporary office trailer.

#18-02

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: 2 SUNSET DR.	PIN #: 00307800
Zoning District: R-15	Volume/Page: 1337/209
Applicant: William DeFurio	Property Owner: Michael Salonia
Home or Business Address: 06067 3261 Main St Rocky Hill	Home or Business Address: 2 SUNSET DR CROMWELL CT 06416
Phone #: 860 965-0633	Phone:
Email: Bill DeFurio AICOR.NET	860
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 hereby consent to the Applicant acting as my agent for the purpose of this application.
Signature: William DeFurio	Signature:

Type of Application (check one):

Variance from Section 2.2.B of the Zoning Regulations.

Appeal from ZEO Decision dated _____.

Change of Non-Conforming Use Special Permit.

Application for Motor Vehicle Location Approval (attach copy of your completed DMV Form K-7)

Description of Request:

Request variance from Building Coverage Ratio to allow a 14'x16' addition at 15.7%

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).

At the time the lot was created, zoning did not address the area and bulk requirements as imposed in today's Zoning Code.


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.

William DeFries
applicant

2/29/18
date



Property Information	
Property ID	00307800
Location	2 SUNSET DRIVE
Owner	SALONIA MICHAEL A JR


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT
 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.
 Parcels updated 1/1/2018
 Properties updated daily

1" = 21 ft
report a map error

CONSTRUCTION DETAIL			MIXED USE		
Element	Description	Attributes	Code	Description	Percentage
Style	Ranch	Total Rooms	101	Single Family	100
Grade	C	Bedrooms	COST/MARKET VALUATION		
Exterior Wall 1	Aluminum Siding	Full Baths	Year Built		
Exterior Wall 2	Aluminum Siding	Half Baths	Physical Depreciation Code		
Roof Structure	Gable	Jet Tub	Remodel Rating		
Roof Cover	Asphalt Shingl	Full Baths below	Year Remodeled		
Interior Wall 1	Plywood Panel	Half Baths below	Physical Depreciation		
Interior Wall 2	Plywood Panel	Total # Baths	Functional Obslnc		
Interior Flr 1	Carpet	Fireplace	External Obslnc		
Interior Flr 2	Carpet	Fireplace Dtd.	Overall % Cond		
Heat Fuel	Oil	Gas Fireplace	Building Appraised Value		
Heat Type	Hot Water	Fin Bsmt %	73		
AC Type	Central	Fin Bsmt Qual	88,510		
		Bsmt Garages			

BUILDING PERMIT INFO

Issue Date	Type	% Comp.	Date of CO	Comments
09/08/2015	PL	99		
08/11/2015	OT	99		Irrigation System
01/13/2015	SL	99	05/01/2015	Install 316T Chimney
03/11/2014	PL	99	02/01/2016	28 Solar Panels
12/29/2010	EL	101		Replace Boiler & HW Heater
05/23/2006	AP	100		200amp upgrade
06/30/2004	SH	100		Instl ap - ovr/15'x30' w/sflck gt 8' X 10' pre-fab shed & take down carport

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

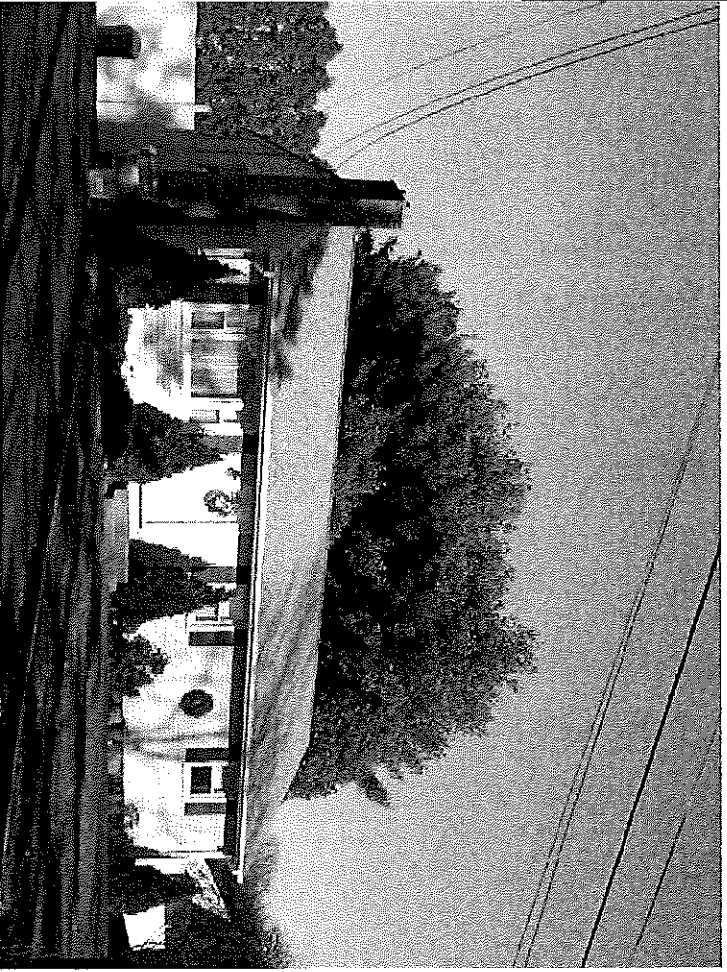
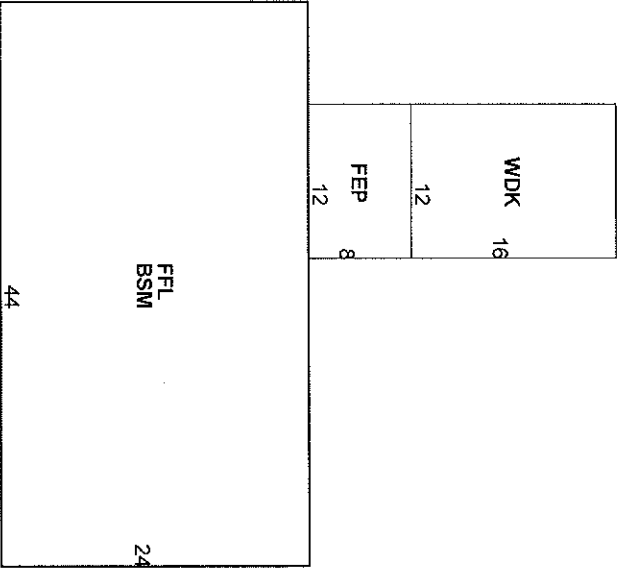
Code	Description	Sub	Sub Description	LB Units	Unit Price	Yr	Code	Dep Ri	Cond	%Chd	Appr Value
SHD1	Shed	FR	Frame	128	20.00	2007		0	60	60	1,540
SPL2	Shed	FR	Frame	48	20.00	2007		0	60	60	\$80
SOL	Pool A/G Rud Solar Panels			1	0.00	2007		0	60	60	0
				28	0.00	1985		1	100	100	0

VISIT/ CHANGE HISTORY

Date	ID	Purpose/Result	Code	Description	Living Area	Gross Area
08/14/2012	AJ	No Change - Field Review	BSM	Basement	0	1,056
03/02/2011	DZ	Change - Sale Verification Ltr	FEP	Enclosed Porch	0	96
08/13/2010	DZ	Sale Verification Ltr Revd	FFL	First Floor	1,056	1,056
08/06/2010	DZ	Sale Verification Ltr Sent	WDK	Wood Deck	0	192
03/03/2010	SO	Change - RE Listing				

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area
BSM	Basement	0	1,056
FEP	Enclosed Porch	0	96
FFL	First Floor	1,056	1,056
WDK	Wood Deck	0	192



CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION
SALONIA MICHAEL A JR		1 Level	2 Public Water 3 Public Sewer	1 Public	
2 SUNSET DRIVE					
CROMWELL, CT 06416					
Additional Owners:					
SUPPLEMENTAL DATA					
Census Tr.	5702	DV Map #	F-90		
Prior Zoning	A-15	DV Lot #	3		
Color	YELLOW	Callback			
100 Yr Flood		L&E Penalty			
GIS ID:	00307800	ASSOC PID#	48/15/33/1		
	BAA				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q	WT	SALE PRICE	V.C.
SALONIA MICHAEL A JR		1337/209	06/15/2010	Q	1	230,000	00
FRIEND DAVID & DONNA MARIE		1025/88	06/08/2004			180,000	

NOTES

I/A
 FENCE LOCKED, DECK, SHED
 + POOL ESTIMATED

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Of CO	Comments
23620	09/08/2015	PL	Plumbing	3,600	09/08/2015	99		
23572	08/11/2015	OT	Other	1,000	08/11/2015	99		
23129	01/13/2015	SL	Solar Panels	16,779	01/13/2015	99	05/01/2015	
22344	03/11/2014	PL	Plumbing	8,450	03/11/2014	99	02/01/2016	
19592	12/29/2010	EL	Electric	1,000	12/29/2010	101		
16075	05/23/2006	AP	Abv Gr Pool	5,000	12/16/2006	100		
14548	06/30/2004	SH	Shed	0	12/16/2006	100		

B Use # Code	Use Description	Zone	D Frontage	Depth	Units	I Factor	S.A. Area	C Factor	ST Idx	Adj	Special Pricing	Land V
101	Single Family	R-15			11,403	SF 1,0000	5	1,0000	1,00	4200	1,00	10



CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)	
Description	Code	Appraised Value	Assessed Value
RES LAND DWELLING RES OUTBL	1-1 1-3 1-4	101,500 88,510 2,120	71,050 61,960 1,490
Total:		192,130	134,500

APPRAISED VALUE SUMMARY 10-01-2012

This signature acknowledges a visit by a Data Collector or Assessor

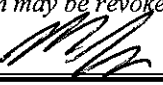
Appraised Bldg. Value (Card) 88
 Appraised XF (B) Value (Bldg) 2
 Appraised OB (L) Value (Bldg) 101
 Appraised Land Value (Bldg)
 Special Land Value
 Total Appraised Parcel Value 192
 Valuation Method:
 Adjustment:
Net Total Appraised Parcel Value 192,130

LAND LINE VALUATION SECTION

Irrigation System
 Install 316T Chimney
 28 Solar Panels
 Replace Boiler & HW Heater
 200amp upgrade
 Instl ap-oval 15'x30' w/sflick gr
 8' X 10' pre-fab shed & take down carport

TOWN OF CROMWELL
ZONING BOARD OF APPEALS

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

Address: 597 Main St. Cromwell CT	PIN #: 00101000
Zoning District: R-15	Volume/Page: 1609 - 213
Applicant: Michael Nappi	Property Owner: Michael Nappi (self)
Home or Business Address: 597 Main Street (Home) Cromwell CT 06416	Home or Business Address: Same
Phone #: 860.888.1072 - mobile Email: NAPPIM@hotmail.com	Phone: Same
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 <u>2.2B</u> of the Zoning Regulations. - side yard requirement <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: <u>see attached</u>	

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.

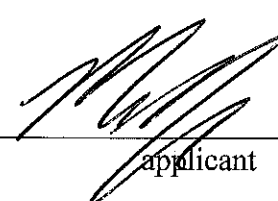
If Applying for a change in non-conforming use Special Permit, explain how the new use will be less non-conforming than the current use.

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

Home was built in 1915, prior to zoning regulations

Also, due to the time period in which the home was built, no consideration was given in regard to a garage/personal vehicles.

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.



applicant

3/21/18

date

March 21, 2018

Purpose:

Variance Request to Install Attached, Two (2) Car Garage

Property Owner:

Michael Nappi (597 Main Street - Cromwell)

Summary:

I purchased this home as my primary residence in December of 2017. The home does not have a garage, and I am applying for a variance to install a two (2) car attached garage that will be behind my home on the south side.

This home was built in 1915, prior to zoning regulations. Also, due to the time period in which it was built, no consideration was given in regards to a garage/personal vehicles.

Given the dimension of the garage (20 feet wide), there will be five (5) feet of space from the south side of the garage to the north side of my neighbor to the south property line.

The addition of the garage will make my property less congested and be more functional, as our vehicles are parked on the side of the south side of home currently, which is unsightly (see photo – next page). Also, due to the heavy traffic on Main Street, having the garage will lessen the hardship of exiting and entering, as it will allow more space to turn vehicles around to drive forward, both in and out of the driveway, which contributes to enhanced safety for ourselves and guests when entering and exiting the property.



Michael S. Nappi, Jr.
597 Main Street
Cromwell, CT 06416

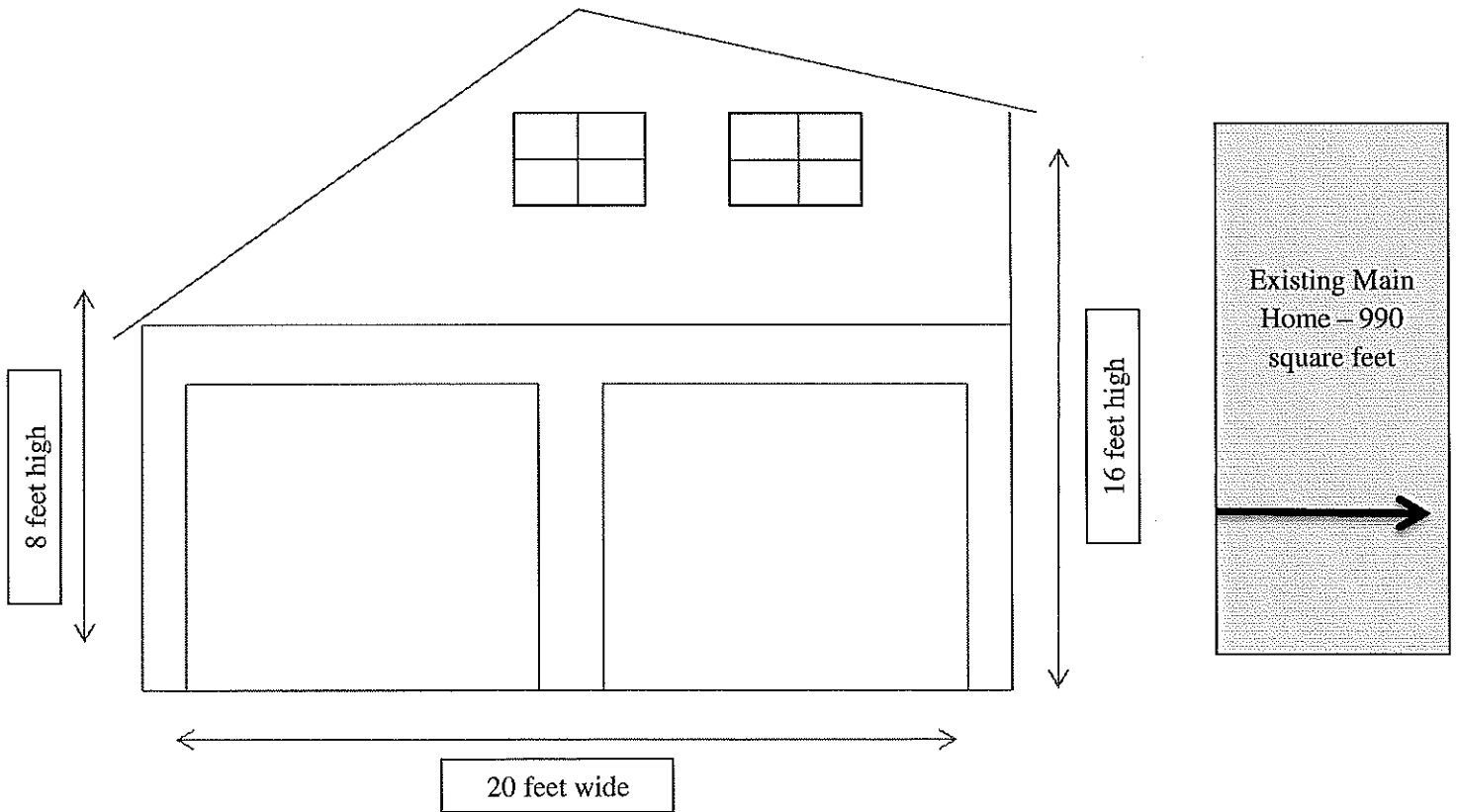
Purpose: Addition of an attached 600 sq ft, two car garage, to the existing 990 sq ft home.

Overall Lot Size: 0.3 acres (13,068 square feet)

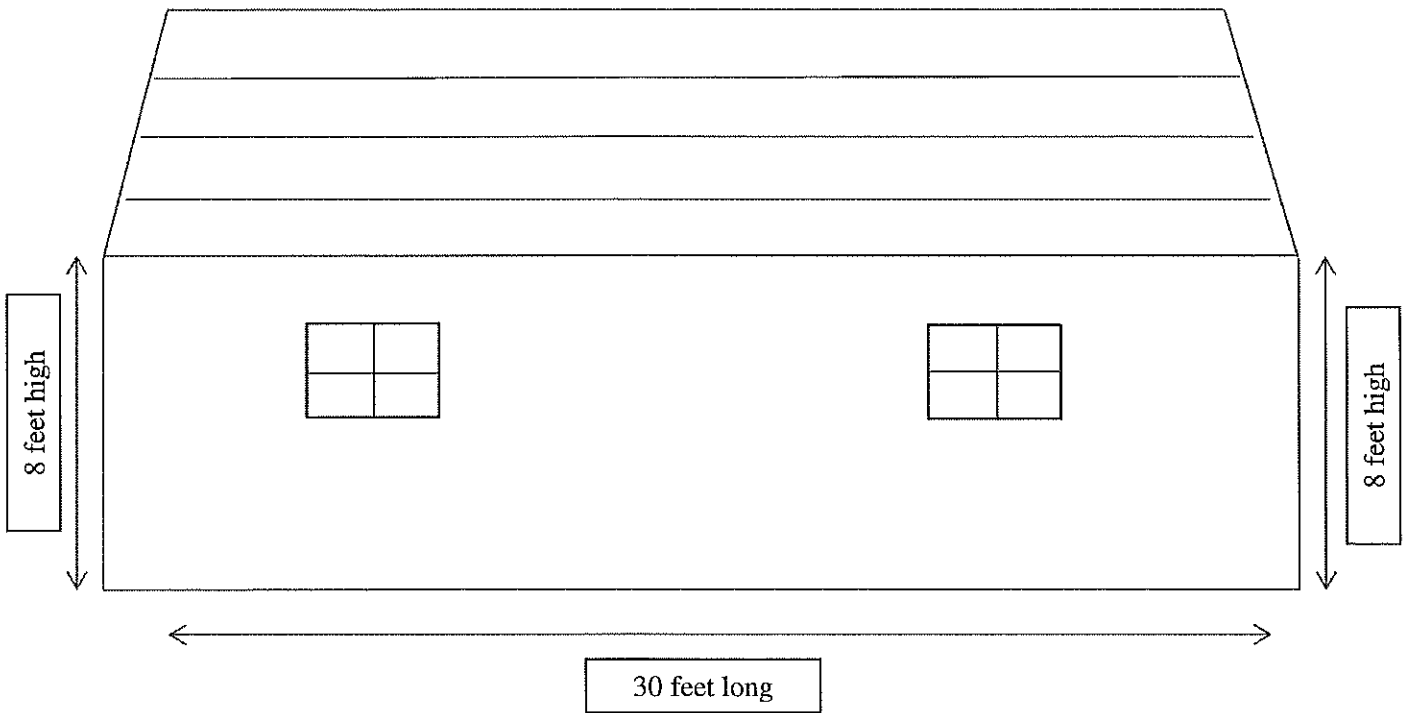
1,960.2 sq ft = 15% / new structure including home will total 1,560 square feet

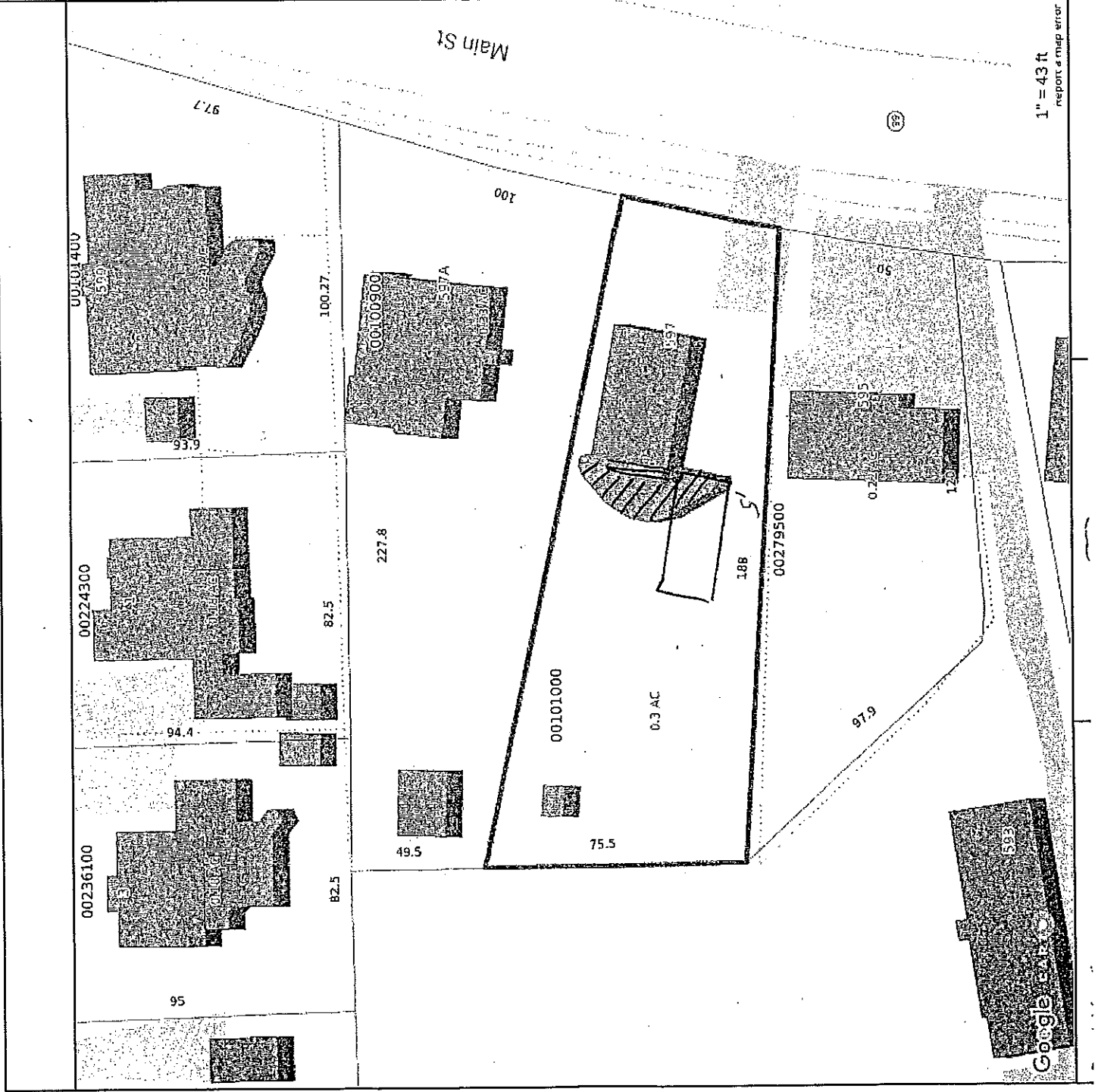
1590

West Side (Street Facing) View



South Side View



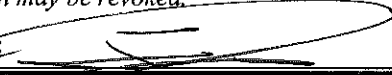


#18-04

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: 313 Main st	PIN #: 00063600
Zoning District: DC DOWNTOWN CROMWELL	Volume/Page: 1082/167
Applicant: Jacek Piwowarski	Property Owner: TAD AUTO LLC
Home or Business Address: 336 Jordan Ln Wethersfield CT 06109	Home or Business Address: 313 MAIN ST CROMWELL
Phone #: 860-989-8916	Phone:
Email: Captainjacek@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>	<i>I hereby consent to the Applicant acting as my agent for the purpose of this application.</i>
Signature: 	Signature:
Type of Application (check one): <input type="checkbox"/> Variance from Section _____ of the Zoning Regulations. <input type="checkbox"/> Appeal from ZEO Decision dated _____. <input type="checkbox"/> Change of Non-Conforming Use Special Permit. <input checked="" type="checkbox"/> Application for Motor Vehicle Location Approval (attach copy of your completed DMV Form K-7)	
Description of Request: Request for Used car sales we are planning on cleaning the place and making it look presentable.	

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).

2001

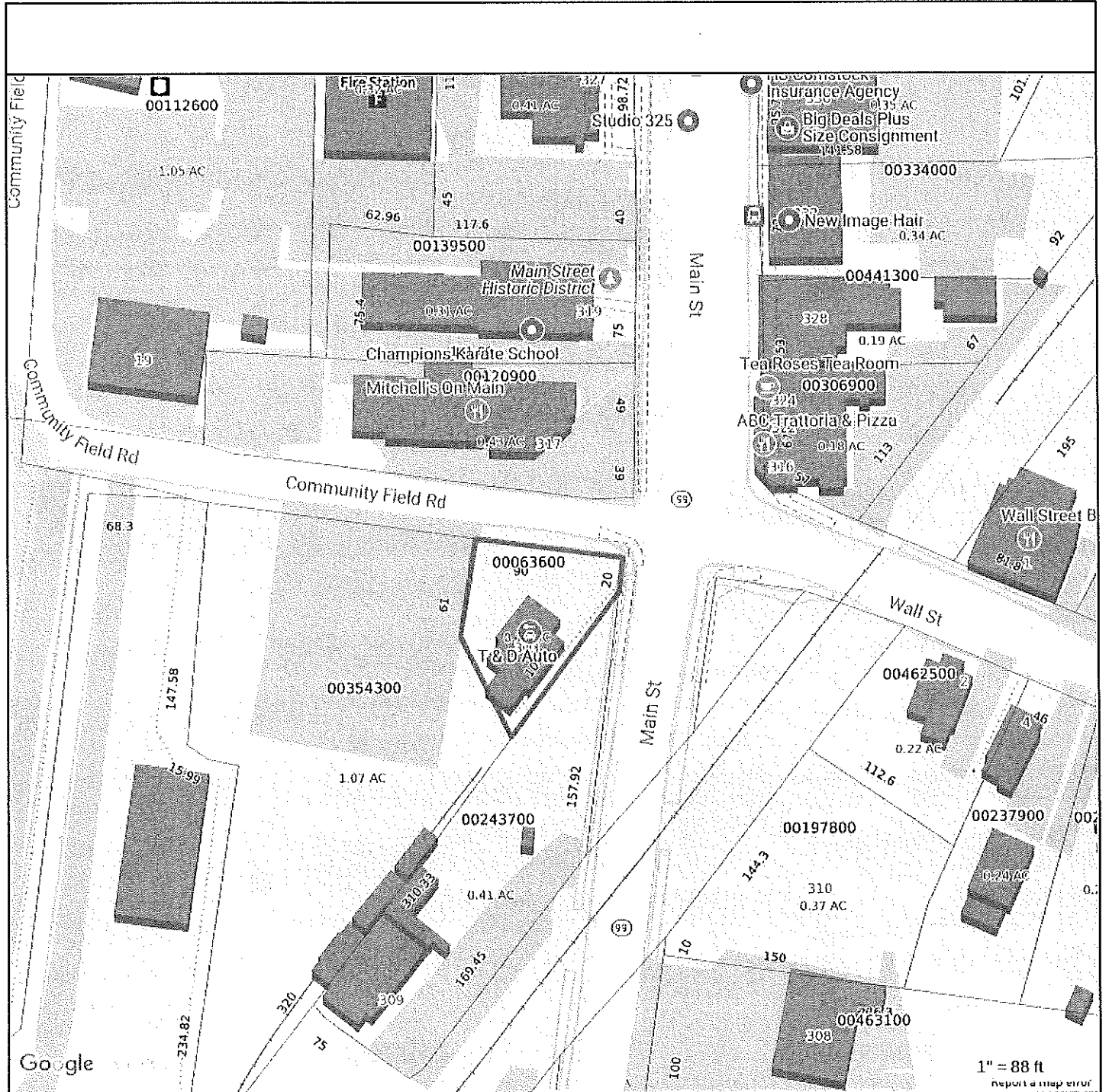
1. I will send written notice of this application to the owners of property within 100' of the site not less than 14 days before the public hearing. I will submit the "certificate of mailing" not less than 10 days before the hearing.
2. I will post a sign on the property not less than 14 days before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



 applicant

3-26-2018

 date



Property Information

Property ID 00063600
 Location 313 MAIN STREET
 Owner T D AUTO LLC



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

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.

Parcels updated 1/1/2018
 Properties updated 04/01/2018



Patriot
Properties Inc.

Property Factors

Census 5703

Flood:

Topo: 126,140

Street: 88,390 Paved

Dev. Map 88,390

Dev. Map 88,390

Zoning Data

Desc. %

DC 100.00

Utilities

2 Public Water

3 Public Sewer

BAA

BAA

Current Value Information

Use Code	Land Value	PA 490 Value	Building Value	Outbuildings	Total Value	Total Assessed
201	78,400	0	92,700	92,700	180,200	126,140
TOTAL	78,400	0	92,700	92,700	180,200	126,140

Previous Value Information

TaxYr	Land Value	Bldg Value	Outbuildings	Total Value	Total Assessment
2017	78,400	92,700	9,100	180,200	126,140
2016	64,580	57,590	4,100	126,270	88,390
2015	64,580	57,590	4,100	126,270	88,390
2014	64,580	57,590	4,100	126,270	88,390
2013	64,580	57,590	4,100	126,270	88,390
2012	64,580	57,590	4,100	126,270	88,390

Sales Information

Grantee	Vol-Page	Type	SaleDate	SalePrice	Sale Verif	GeneralNotes
T	1082-167		04/15/2005	60,223	Other	
BURR JOHN	126-305		01/01/1900	0		

Activity Information

Date	Results	Visited By
09/09/2017	Change - Value Change Company	John Valente
05/19/2017	No Change - Field Review	Dave Stannard
12/14/2006	Measure & Inspected	
11/13/1997	Measure & Inspected	

Building Permit Information

Date	Permit #	Description	Amount	% Comp	Visit Date	CO Date	GeneralNotes

Land Data

Use	Description	Units	Type	Neigh	Special	Appraised Value	Asmt Order	Notes
201	Commercial	7,405	SF	CG	PA 490	78,400	0 4800	

Total Area: 0.17 PA 490 Use Asmt: 0 Total Appraised: 78,400 Assessed Value: 54,880

Exterior Information

Name: Auto Sales R
 Style: 1 Story
 Location: 0
 Tot Units: 0

General Information

Year Bilt: 1940
 Grade: C
 Remodeled Yr:
 Rem. Kitchen Yr:
 Rem. Bath Yr:

Depreciation %

Phys Cond Fair 45.90
 Func 20.00
 Econ 0.00
 Spec 0.00
 OV 0.00
Total %Dep: 56.72

Calculation

Basic \$/SQ 137.00
 Replacement Cost 214,244
 Depreciation 121,519
 Depreciated Value 92,725
Final Total (Rounded) 92,700

Interior Information

Prime Wall: Drywall
 Sec. Wall: 50%
 Floor Type: Carpet
 Sec. Floor: Concrete 50%
 Heat Fuel: Oil
 Heat Type: Forced Air
 Sec. Ht Type:

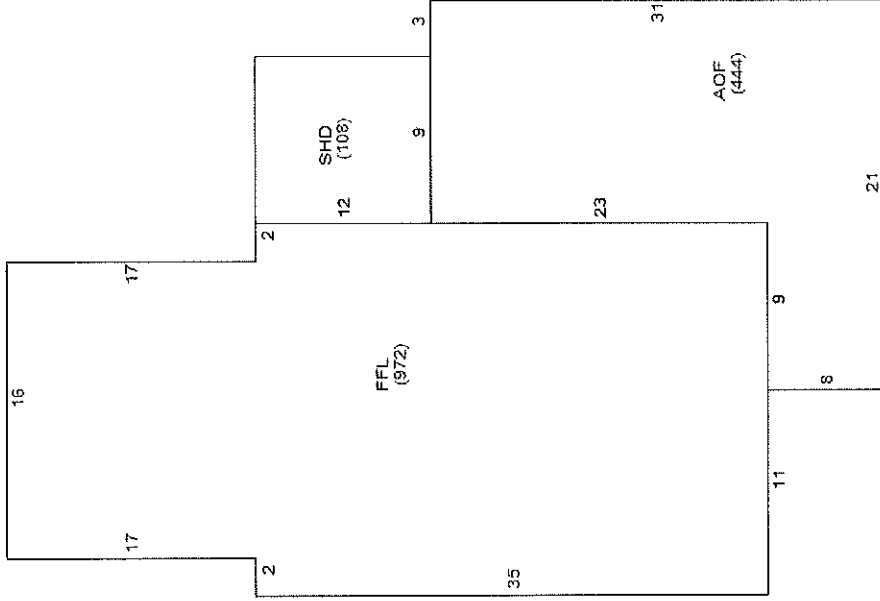
% A/C: 100
 % Sprinkled: 0
 Bsmt. Gar: 0
 Add. Kit: 0
 Fireplaces: 0 Gas: 0
 Int. Condition: Typical

Room Count

Total Rooms:
 Bedrooms:

Bath Features

Full Baths: 0
 Addl. Full Baths: 0
 Half Baths: 0
 Addl. Half Baths: 0
 Full Bths Below: 0
 Half Bths Below: 0
 Other Fixtures: 0
Total Baths: 0



Extra Features / Yard Items (1st 10 Lines Displayed)


Code	Description	Qty	Size	Cond.	Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment	
PAV1	Paving Asph.	1	3,900	AV	1940	3.00	35	14,040	9,100	6,370	
Total Yard Items:									9,100	Total Appraised:	9,100
Total Sp. Features:									6,370	Total Assessed Value:	6,370

Sub Area Detail

Code	Desc.	Living	Gross Area
FFL	First Floor	972	972
AOJ	Office Area	444	444
SHD	Shed	0	108
Total		1,416	1,524

TOWN OF CROMWELL
ZONING BOARD OF APPEALS

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

Address: 1000 Corporate Row	PIN #: 00102000
Zoning District:	Volume/Page: 946/232
Applicant: GKN Aerospace	Property Owner: BOHL Land East III LLC
Home or Business Address: 1000 CORPORATE ROW	Home or Business Address: PO Box 183432 Shelby Township MI 48318
Phone #: 860-613-0236	Phone:
Email: -Nick Shah @OSA GKN Aerospace.com	
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):

Variance from Section _____ of the Zoning Regulations.

Appeal from ZEO Decision dated _____.

Change of Non-Conforming Use Special Permit.

Application for Motor Vehicle Location Approval (attach copy of your completed DMV Form K-7)

Description of Request:

rear yard 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).

Temporary office trailer to be located
in the rear yard 10' from 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.

Nick Shah
for GUN AEROSPACE, Nick Shah
applicant

3/28/2018
date

Parcel ID: 00102000 Location: 1000 CORPORATE ROW Map-Lot 43-15 Last Revaluation - October 1, 2017

Current Owner
BUHL LAND EAST III LLC
Percent 100

PO BOX 183432, SHELBY TOWNSHIP, MI
48318-0000



Patriot
Properties Inc.

Property Factors

Census 5703

Previous Owner

TaxYr	Land Value	Bldg Value	Outbuildings	Total Value	Total Assessment
2017	141,800	1,382,200	43,800	1,567,800	1,097,460
2016	206,510	1,257,600	20,070	1,484,180	1,038,930
2015	206,510	1,257,600	20,070	1,484,180	1,038,930
2014	206,510	1,193,380	20,070	1,419,960	993,970
2013	206,510	1,193,380	20,070	1,419,960	993,970
2012	206,510	1,167,160	20,070	1,393,740	975,620

General Notes

- (2) 8 X 10 OVER-HEAD DOORS
- (1) 12 X 14 OVER-HEAD DOOR
- RENOVATE EXISTING BUILDING FOR NEW OCCUPANCY
- BP #030046 INSTALL MANUFACTURING EQUIPMENT
- STRUCTURES - AEROSPACE COMPOSITE PARTS TWO LOAD LEVELERS
- GAN AEROSPACE

Sales Information

Grantee: BUHL LAND EAST III LLC
Vol-Page: 946-232
Type: 07/22/2003
Sale Price: 1,250,000
Sale Verif: General Notes

Zoning Data

Desc. %
IND 100.00

Utilities
2 Public Water
3 Public Sewer

BAA

Activity Information

Date	Results	Visited By
09/11/2017	Change - Value Change Company	John Valente
05/19/2017	No Change - Field Review	Dave Stannard
09/28/2015	Permit - Miscellaneous	AO
09/28/2015	Permit - Walk Exterior	MM
08/19/2015	Permit - Miscellaneous	AO
03/19/2015	Permit - Miscellaneous	AO
09/30/2013	Permit - Miscellaneous	AO
09/17/2013	Permit - Miscellaneous	AO
09/17/2013	Permit - Walk Exterior	MM
02/04/2013	Permit - Miscellaneous	AO

Building Permit Information

Date	Permit #	Description	Amount	% Comp	Visit Date	CO Date	General Notes
11/08/2017	25121	Alterations	32,000	0			Clean Room
10/25/2017	25083	HVAC	27,000	0			Heat Pump
10/26/2016	24394	Sign	8,000	100			Install Illuminated Sign
08/19/2015	23589	Electric	100,000	100	08/19/2015		New Amp
07/10/2015	23570	Addition	111,200	100	09/28/2015		Addition 20 x 28
03/19/2015	23217	Other	8,870	100	03/19/2015		Install Fire Suppression
09/30/2013	22022	Plumbing	3,000	100	09/30/2013		Add Sprinklers to Mezzani
08/15/2013	21918	Int. Alteration	40,000	100	09/17/2013	12/18/2013	Raised Structure & Elec

Land Data

Use	Description	Units	Type	Neigh
301	Industrial	43,560	SF	IF
301	Industrial	1,300	AC	IF

Special Land Calc	Appraised Value	Asmt Order	Notes
	119,000	0 3400	NORTHLAND IS ZONE R-25 APPROX
	22,800	0 3400	

Total Appraised: 141,800
PA 490 Use Asmt: 0
Assessed Value: 99,260

Condo Information
 Name:
 Style:
 Location:
 Tot. Units:

General Information
 Year Blt: 1988
 Grade: B-
 Remodeled Yr:
 Rem. Kitchen Yr:
 Rem. Bath Yr:

Depreciation %

Phys Cond	Good	17.40
Func		0.00
Econ		0.00
Spec		0.00
OV		0.00
Total %Dep:		17.40

Calculation

Basic \$SQ	57.00
Replacement Cost	1,823,861
Depreciation	317,352
Depreciated Value	1,506,509
Final Total (Rounded)	1,506,500

Exterior Information
 Building Type: Light Indust
 Story Ht: 1 Story
 Living Units: 0
 Foundation:
 Prim. Ext. Wall: Pre-finish Me
 Sec. Ext. Wall:
 Roof Type: Flat
 Roof Cover: Metal/Tin
 Avg. Wall Ht: 18.00
 Color:

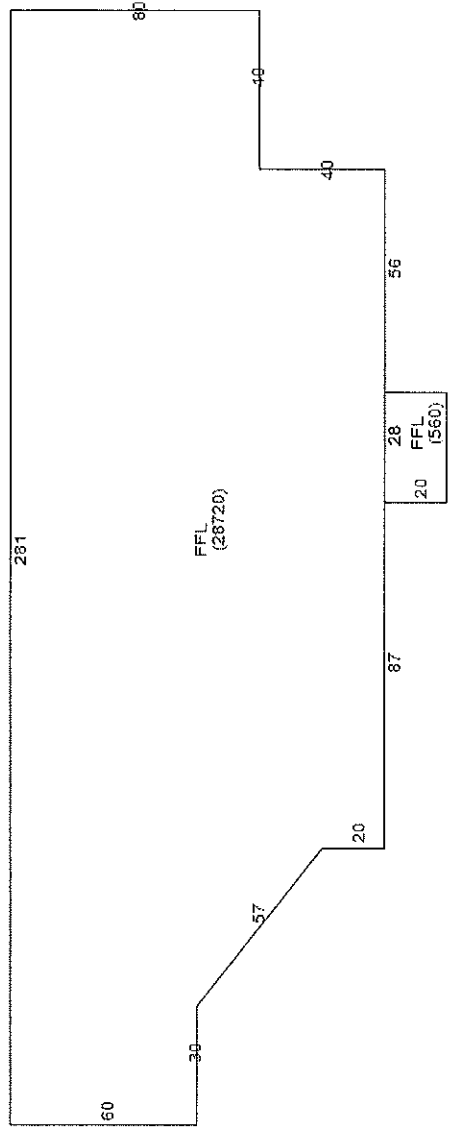
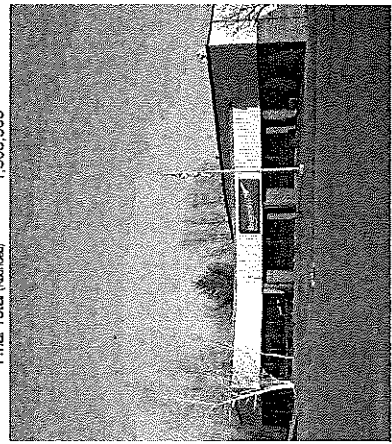
Interior Information

Prime Wall:	Drywall	50%
Sec. Wall:	Minimum	50%
Floor Type:	Carpet	50%
Sec. Floor:	Concrete	50%
Heat Fuel:	Gas	
Heat Type:	Forced Air	
Sec. H Type:		
%A/C:	100	
%Sprinkled:	100	
Bsmt. Car:	0	
Kitchens:	0	Add. Kit: 0
Fireplaces:	0	Gas: 0
Int. Condition:	Typical	

Room Count
 Total Rooms:
 Bedrooms:

Bath Features

Full Baths:	0
Add. Full Baths:	0
Half Baths:	0
Add. Half Baths:	0
Full Bths Below:	0
Half Bths Below:	0
Other Fixtures:	0
Total Baths:	0.0



Extra Features / Yard Items (1st 10 Lines Displayed)

Code	Description	Qty	Size	Cond.	Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment			
LT2	Light 2	1	2	AV	2002	1,500.00	13	3,600	3,100	2,170			
ME22	Mezzanine FI	1	874	VG	2013	50.00	17	52,440	43,300	30,310			
PAV1	Paving Asph.	1	14,500	AV	1988	3.00	22	52,200	40,700	28,490			
Total Sp. Features:							43,300	Total Yard Items:	43,800	Total Appraised:	87,100	Total Assessed Value:	60,970

Sub Area Detail

Code	Desc.	Living	Gross Area
FFL	First Floor	29,280	29,280
Total		29,280	29,280

RECEIVED FOR FILING
10-13 2017 at 9:16 AM.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

L. L. L...
TOWN CLERK

**TOWN OF CROMWELL
ZONING BOARD OF APPEALS
PUBLIC HEARING AND MEETING
6:30 PM TUESDAY OCTOBER 10, 2017
ROOM 224/225 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Joseph Morin, Mark Zampino, Daniel Delisle, John Whitney

Absent: John Keithan, Brian Fisk (alternate), Steven Wygonowski (alternate)

Also Present: Director of Planning and Development Stuart Popper

1. Call To Order

The meeting was called to order by Chairman Morin at 6:36 p.m. Chairman Morin explained to the applicants present that four positive votes were needed for approval of an application. Since there were only four commissioners present, it was up to the applicants whether they wished to be heard tonight or wanted to wait until a later meeting when more commissioners might be present.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

NONE

4. Approval of Agenda

Application #17-12: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Minimum Lot Size) to allow for the creation of a new lot at 54 West Street). Brian A DePerry is the Applicant and Owner.

Mr. Popper stated that the attorney for Mr. DePerry had contacted him to say that Mr. DePerry would not be able to attend tonight's meeting, so the application should be removed from tonight's agenda. Mr. Popper said that if the application was to be heard at a future date, the sign would need to be posted again and the neighbors renoticed.

Mark Zampino made a motion to amend the agenda to remove Application #17-12, Seconded by John Whitney. *All in favor; motion passed.*

5. Public Comments

NONE

6. New Business:

Mr. Popper said that the commissioners had asked for more information to be included in their packets, which is why he included a comments memo and the portion of the relevant zoning regulations. The Commission was very happy and Mark Zampino said the additional information was very helpful.

7. Public Hearing:

- b. Application #17-13: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of deck at 186 Evergreen Road. Dino F. Bonelli is the Applicant and Dino F. and Laura Bonelli are the Owners.

Chairman Morin read the public hearing notice. Dino Bonelli, 186 Evergreen Road, appeared and stated that he planned to remove an existing enclosed deck and replace it with another deck. The proposed deck would extend further into the side yard. Mr. Popper referenced his comments memo by saying that the current deck was non-conforming and Mr. Bonelli was asking to further encroach into the side yard. He said that the hardship was the fact that the existing house was non-conforming as to the required side yard setback.

Mr. Popper said that Mr. Bonelli had submitted evidence of mailing the required notice and posting a sign. There were no questions from the Commission. Mark Zampino made a motion to approve Application #17-13: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of deck at 186 Evergreen Road; Seconded by Daniel Delisle. *All in favor; motion passed.*

Chairman Morin advised the applicant to wait the required fifteen days from legal notice before beginning construction.

- c. Application #17-14: Request for Variances from Section 2.2.B Bulk Requirements of the Zoning Regulations (Rear and Side Yard Setbacks) to allow for the construction of in ground pool at 6 Evensen Place. Linda M. Samuelson is Applicant and the Owner.

Chairman Morin read the public hearing notice. The applicant was not present. Mark Zampino made a motion to open the public hearing; Seconded by John Whitney. *All in favor; motion passed.* Daniel Delisle made a motion to table Application #17-14; Seconded by Mark Zampino. *All in favor; motion passed.* Mr. Popper stated that he would call to the applicant to follow-up.

- d. Application #17-15: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of a shed adjacent to the existing garage at 3 Patricia Lane. Paul Dworak is the Applicant and Paul and Antonella Dworak are the Owners.

Daniel Delisle read the public hearing notice. Mark Zampino made a motion to open the public hearing; seconded by John Whitney. *All in favor; motion passed.* Paul Dworak, 3 Patricia Lane, stated that he wanted to build a shed off of the side of his existing garage, which was attached to his house. It would extend six feet into the side yard setback, which was already non-conforming at 13 feet. Mr. Dworak submitted a drawing to the Commission. He stated the he spoke with the abutting neighbor on Windwood, had notified all of the neighbors, and posted the required sign. He said that the abutting neighbor said it was ok.

John Whitney made a motion to close the public hearing; Seconded by Dan Delisle. *All in favor; motion passed.*

Mark Zampino made a motion to approve Application #17-15: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of a shed adjacent to the existing garage at 3 Patricia Lane; Seconded by Dan Delisle. *All in favor; motion passed.* Chairman Morin advised the applicant to wait until the legal notice had been published before doing any work.

8. Approval of Minutes:

- a. July 11, 2017: A motion to approve the minutes was made by Mark Zampino; Seconded by Daniel Delisle. *All in favor; motion passed.*

- 9. Adjourn:** Motion to adjourn at 6:52 p.m. by Mark Zampino; Seconded by Daniel Delisle. *All were in favor; the motion passed.*

Respectfully Submitted,



Julie C. Petrella
Recording Clerk

RECEIVED FOR FILING
11/17 2017 at 10:11A.M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Gloria Brundage
TOWN CLERK

**TOWN OF CROMWELL
ZONING BOARD OF APPEALS
PUBLIC HEARING AND MEETING
6:30 PM TUESDAY NOVEMBER 14, 2017
ROOM 224/225 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Mark Zampino, Daniel Delisle, John Keithan, Brian Fisk (alternate), Steven Wygonowski (alternate)

Absent: Chairman Joseph Morin, John Whitney

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

1. Call To Order

The meeting was called to order by Vice Chairman Delisle at 6:37 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

Mark Zampino made a motion to seat Brian Fisk and Steven Wygonowski; Seconded by John Keithan. *All in favor; motion passed.*

4. Approval of Agenda

Brian Fisk made a motion to approve the agenda as presented; Seconded by John Keithan. *All in favor; motion passed.*

5. Public Comments

NONE

6. New Business:

a. Introduction of Mr. Bruce Driska new Zoning Enforcement Officer.

Vice Chairman Delisle welcomed Mr. Driska to the Town of Cromwell. Mr. Driska told the Board that he had previously worked as the Deputy Director of Planning in Middletown and had twenty two years of experience as a Wetlands and Zoning Officer. He was certified by the Connecticut Association of Zoning Enforcement Officers and had served as the President for two terms.

b. Approval of 2018 Meeting Calendar.

Steve Wygonowski stated that the proposed October meeting date was listed as 2017, instead of 2018. Mark Zampino made a motion to approve the 2018 Meeting Calendar as amended, Seconded by Brian Fisk. *All in favor; motion passed.*

7. Public Hearing:

Mr. Popper stated that Application #17-16 would not be heard tonight as the applicant had not properly complied with the notice requirements. The application would be heard at the December meeting.

- a. Application #17-12: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Minimum Lot Size) to allow for the creation of a new lot at 54 West Street). Brian A. DePerry is the Applicant and Owner.

Vice Chairman Delisle read the legal notice.

John Keithan made a motion to open the public hearing; Seconded by Mark Zampino. *All in favor; motion passed.*

Attorney Michael Dowley, Middletown, Connecticut, represented the applicant. He submitted an affidavit regarding the sign and mailings. He began by submitting several maps to the Board members to review. The first was from the Cromwell GIS website showing the size of the relative lots, the second was of the current parcel, and the third highlighted lots in the nearby vicinity that were smaller in size than both of the proposed lots post split. He said that the new house lot would be conforming and the variance was being requested for the current house lot on West Street. He said that there were 658 parcels in Cromwell smaller than the lot he was requesting to create.

Mr. Brian DePerry said that he was expecting his first child with his wife and they did not have enough space currently. He wants to remain in Cromwell and needs space for both his children and in-laws. He said that his house was built in 1890 and cannot be added onto without disrupting the aesthetics of the house and the neighborhood.

Attorney Dowley submitted two letters of support, one from Samantha and Arnoldo Sciucco of 49 West Street and the second from Ralph and Tina Birney of 52 West Street, which stated that the proposed division would be good for the neighborhood. He pointed out that both neighbors lived near the proposed non-conforming lot. He then mentioned several recent decisions from previous meetings in which the ZBA approved variances, specifically one for an expanded kitchen and dining room needed for family gatherings, the service of alcohol at a snack bar, and for the storage of equipment offsite in an accessory building on a lot without other buildings. Attorney Dowley said that there was a need here, same as with those previous applications. He restated that the Brooks Lane lot would be conforming and only the West Street lot would be non-conforming and still have more square footage than a number of other lots in the area.

The hearing was opened to public comment.

Mary Proia, 6 Brooks Lane, stated that the family that lived in the applicant's current house previously had raised multiple children there and doesn't understand why there is not enough room for the applicant. She said that Brooks Lane is a very small private road, without street parking or a proper turnaround. She is concerned about the level of traffic now and the placement of the proposed driveway. She stated that she opposed the application.

Attorney Dowley said that this was not a variance for Brooks Lane. The proposed house could only be built after complying with all of the town's engineering requirements.

Mr. Popper stated that the R-15 zone requires lots to be at least 15,000 square feet. The present lot is 28,309 square feet and Mr. DePerry is proposing to create a non-conforming lot. Mr. Dowley clarified that the application was only for 54 West Street. Vice Chairman Delisle asked Mr. DePerry if it was a two family house at the time of purchase. He said yes and that the second unit is rented out to a tenant and he doesn't wish to terminate her lease. He said that the 5 bedroom, 10 room house wasn't big enough to accommodate both children and in-laws.

Mr. Popper said that he had asked the Town Attorney for her opinion and she had advised against creating a non-conforming lot for financial reasons, as that is not a hardship, and doing so goes against the basic tenants of the zoning regulations. He said that he did not recall the ZBA ever allowing a variance to create a non-conforming lot in his five years with the town.

Mr. DePerry said that 19 houses in town were built after 2000 and were on smaller lots than the one he proposes. Mr. Popper said that those lots were of record prior to the R-15 zone.

Brian Fisk made a motion to close the public hearing; seconded by John Keithan. *All in favor; motion passed.*

There was some discussion regarding procedural matters for opening the matter up for discussion by the Board members and the format of making a motion to be voted upon.

Brian Fisk stated that he did not believe that the ZBA had previously allowed variances for the creation of non-conforming lots and did not want to start doing so. He said that financial reasons are not hardships. John Keithan agreed. Steve Wygonowski asked if a precedent had been set by prior decisions. Mr. Popper said that he was unaware of any from the previous five years. Mark Zampino was concerned about creating a slippery slope. Mr. Popper told the Board that they could table the matter if they wanted him to review the Board's decisions from the past ten years. Mr. Driska stated that since the public hearing was closed, they could not obtain more information about the matter. He asked the Board to consider what the land use hardship was.

Brian Fisk said he did not see a hardship, and Mark Zampino and Vice Chairman Delisle agreed.

Brian Fisk made a motion to approve Application #17-12, Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Minimum Lot Size) to allow for the creation of a new lot at 54 West Street); Seconded by John Keithan. *Motion was unanimously opposed. Motion failed.*

- b. Application #17-14; Request for Variances from Section 2.2.B Bulk Requirements of the Zoning Regulations (Rear and Side Yard Setbacks) to allow for the construction of in ground pool at 6 Evensen Place. Linda M. Samuelson is Applicant and the Owner.

Vice Chairman Delisle read the legal notice. Linda M. Samuelson was present and said that she wanted to install a 14 X 28 foot in-ground pool but allowing a ten foot setback from the property line put the pool too close to her house. She said that she sent letters to the twelve neighbors and received no response. She submitted receipts for the letters.

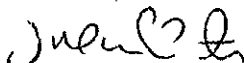
Mr. Popper asked if the pool people filed the application and Ms. Samuelson said yes. He said that information was missing and there were several procedural errors, but that he did not have contact information for the pool company representative and could not contact her. He asked her to withdraw the application and re-submit it at a later date. No fee would be due. She needs to re-advertise and send out certified letters and change the date on the sign. He said that the application was missing the lot coverage ratio information. He offered to assist her in the preparation of the application. Mr. Driska prepared a withdrawal form for the applicant, which she signed and returned to Mr. Popper. The matter will be scheduled to be heard on Tuesday, December 12, 2017.

8. Approval of Minutes:

- a. October 10, 2017: A motion to table the approval of the minutes was made by Brian Fisk and Seconded by John Keithan. *All in favor; motion passed.*

- 9. Adjourn:** Motion to adjourn at 7:28 p.m. by Mark Zampino; Seconded by John Keithan. *All were in favor; the motion passed.*

Respectfully Submitted,


Julie C. Petrella
Recording Clerk

RECEIVED FOR FILING
1/12 2018 at 3:23PM.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

**TOWN OF CROMWELL
ZONING BOARD OF APPEALS
REGULAR PUBLIC HEARING AND MEETING
6:30 PM TUESDAY JANUARY 9, 2018
ROOM 224/225 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Gloria Brendegast,
TOWN CLERK *ast*

Present: Chairman Joseph Morin, John Keithan, Mark Zampino, John Whitney, Brian Fisk (alternate), Steven Wygonowski (alternate)

Absent: Daniel Delisle

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

1. Call To Order

The meeting was called to order by Chairman Morin at 6:31 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

John Keithan made a motion to seat Brian Fisk for Application #17-16 and Steven Wygonowski for Application #18-01, seconded by John Whitney. *All in favor; motion passed.*

4. Approval of Agenda

Mark Zampino made a motion to approve the agenda, Seconded by John Keithan. *All in favor; motion passed.*

5. Public Comments

NONE

6. New Business:

7. Public Hearing:

- a. Application #17-16: Appeal from ZEO Decision dated October 6, 2017 for 123 Evergreen Road. Lou Gagnon is the Applicant and Anthony Gagnon Et Al is the Owner.

Brian Fisk made a motion to take the application off the table; Seconded by John Keithan. *All in favor; motion passed.* Mr. Driska summarized for the Board his memo dated December 4, 2017. He then said that his comment/recommendation, listed as Item

#2 on a memo dated December 12, 2017, should be deleted. Mr. Popper stated that Mr. Hangland had submitted a chronology of events, a portion of the previous zoning regulations and photographs at the December 12, 2017 meeting, which were included in the Board's packet.

Louis Gagnon, 123 Evergreen Road, began by stating that he was running a business and had no other neighbors complaining about his actions. He said that it was a smaller container of 20 X 8 feet. He said that he had containers on and off his property for the past forty years. He feels that the neighbor's complaint is a waste of town resources. Mr. Gagnon said that he installed a fence around his property. He said that he wants to keep the container and requested that he be granted a variance.

Brian Fisk asked about the nonconforming outbuilding apartment and Mr. Gagnon said that he still had it. John Keithan asked Mr. Gagnon if he had previously said that he would take care of container and Mr. Gagnon said that he wasn't sure if he had said that and instead was asking for an extension. Mr. Gagnon said that he feels that he is being bullied. Brian Fisk asked if the container was being used as part of the business. Mr. Gagnon said yes. He said that it is being used as a shed. John Whitney asked if he had a zoning permit for a shed and Mr. Gagnon said no. Mr. Popper said that sheds less than 200 square feet still require a zoning permit.

There were no public comments.

Brian Fisk made a motion to close the public hearing; Seconded by John Whitney. *All in favor; motion passed.*

Brian Fisk made a motion to uphold the Zoning Enforcement Officer's order; Seconded by Mark Zampino. Brian Fisk stated that he believed that two years was long enough. Mr. Popper said that commercial trailers are allowed in residential areas via a special permit from Planning and Zoning; not a variance from this Board. Chairman Morin asked about needing a variance to operate a business and Mr. Popper said that home based businesses are allowed via Special Permit as well.

All in favor; motion passed. Steven Wygonowski did not vote. Chairman Morin informed Mr. Gagnon that his options for recourse were to remove the container, leave it as is and be fined, and/or apply to Planning and Zoning for a Special Permit.

- b. Application #18-01: Request for Variances from Section 2.2 Bulk Requirements of the Zoning Regulations (Rear and Side Yard Setbacks and Building Coverage ratio) to allow for the construction of in ground pool at 6 Evensen Place. Linda M. Samuelson is Applicant and the Owner.

John Keithan read the legal notice. Linda Samuelson, 6 Evensen Place, presented the application. She submitted proof of the mailing and said that she had not received any response from the neighbors. Mr. Popper said that the right side yard and rear yard would be reduced to 5 feet. The building coverage would be increased from 15% to

about 17 or 18%. The lot had been created prior to existing zoning regulations and was non-conforming.

Mertie Terry, 589 Main Street, spoke in favor of the application. She said that the lot was created in 1939 and was very small and she did not want the town to penalize someone who bought a small lot in good faith but now couldn't fully utilize it because the zoning regulations had since changed.

John Whitney made a motion to close the public hearing; Seconded by Mark Zampino. *All in favor; motion passed.* John Whitney made a motion to approve the application; Seconded by Steven Wygonowski. *All in favor; motion passed.* Brian Fisk did not vote.


8. Approval of Minutes:

a. December 12, 2017: John Keithan made a motion to approve the minutes; Seconded by Chairman Morin. *All in favor; motion passed.* Mark Zampino, John Whitney, Brian Fisk and Steven Wygonowski all abstained.

Chairman Morin asked Mr. Popper to include the approval of the minutes from the October and November meetings on the February meeting agenda.

9. Adjourn: Motion to adjourn at 7:07 p.m. by John Keithan.

Respectfully Submitted,


Julie C. Petrella
Recording Clerk