



TOWN OF CROMWELL
41 WEST STEET
CROMWELL, CT 06416

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Zoning Board of Appeals

REGULAR MEETING
6:30 P.M. TUESDAY, DECEMBER 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. New Business: Approve calendar meeting dates for the 2021 year
6. Approval of Minutes:
 - a. September 8, 2020
7. Adjourn

Memo

To: Zoning Board of Appeals
From: Stuart B. Popper
Date: November 3, 2020
Re: ZBA Meeting Dates for 2021

Please approve the following meeting dates listed below for the year 2021 at your meeting on December 8, 2021.

January 12, 2021

February 9, 2021

March 9, 2021

April 13, 2021

May 11, 2021

June 8, 2021

July 13, 2021

August 10, 2021

September 14, 2021

October 12, 2021

November 9, 2021

December 14, 2021

**TOWN OF CROMWELL
ZONING BOARD OF APPEALS
REGULAR MEETING
6:30 PM TUESDAY, SEPTEMBER 8, 2020
ROOM 224, CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES TOWN OF CROMWELL**

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

Absent: John Keithan

Also Present: Director of Planning and Development Stuart Popper

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CROMWELL, CT



1. Call to Order:

The meeting was called to order by Chairman Joseph Morin at 6:33 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 Zampino. *All in favor; motion carried.*

4. Approval of Agenda:

John Whitney made a motion to approve the agenda; seconded by Mark Zampino. *All in favor; motion carried.*

5. Election of Officers:

Vice Chairman Daniel Delisle made a motion to re-elect Chairman Joseph Morin, seconded by John Whitney. *All in favor; motion carried.*

Chairman Joseph Morin made a motion to re-elect Vice Chairman Daniel Delisle, seconded by John Whitney. *All in favor; motion carried.*

6. Public Comments:

None.

7. Public Hearings:

Mark Zampino read the legal notices for Applications #20-04 and #20-06 for the public hearing.

- 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 Applicants and Laura Lawton is the Owner.

John Whitney made a motion to open the public hearing for Application #20-04; seconded by Mark Zampino. *All in favor; motion carried.*

Mr. Peter Lawton (applicant) presented the application and noted he was seeking a variance for the rear yard setback so they could build a 12' x 17' covered screened-in deck in the back of the home built in 1952. He explained that the hardship is the original location of the house left them with a 15' back yard. Mr. Lawton said any location would

need a variance as the deck will be only 4' from property line. He noted that the existing garage on the left is 4' from property line and the proposed deck will be even with the back of the garage. Mr. Lawton said the neighbors have been notified.

Mark Zampino asked about the red building to the left and behind their property. Mr. Lawton responded that it belongs to the neighbor and is a barn/garage.

Dan Delisle asked who owns the fence. Mr. Lawton responded that they do. Dan Delisle also asked how high the proposed deck will be. Mr. Lawton said about one foot.

Chairman Morin opened the hearing to the public. There were no members of the public who wished to speak.

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

John Whitney made a motion to approve 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 Applicants and Laura Lawton is the Owner. Seconded by Mark Zampino. There was no discussion. *All in favor; motion carried.*

- 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.

Mr. Dan Sullivan (applicant) presented the application and noted he was seeking a variance for the side yard setback so Mr. Randall Zimmerman could build a 14' x 24' deck on the back of the home built in 1931. He said that the hardship is the non-conforming lot and the location of the house adjacent to the side yards on either side of the house. Mr. Sullivan said the house is already encroaching into the side yard and any addition to the rear of the house will require a variance. He noted that the frontage is only 48 feet while the depth of the lot is about 300 feet.

Steve Wygonowski asked if others have decks. Mr. Zimmerman replied yes, but he did not know if they ever got variances. He noted that many of the lots on this side of the street are very narrow and do not conform to current zoning.

Chairman Morin opened the hearing to the public. There were no members of the public who wished to speak.

John Whitney made a motion to close the public hearing; seconded by Steven Wygonowski. *All in favor; motion carried.*

Mark Zampino made a motion to approve 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. Seconded by John Whitney. There was no discussion. *All in favor; motion carried.*

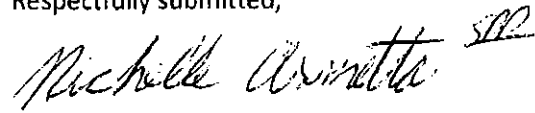
8. Approval of minutes:

- a. July 14, 2020 – John Whitney made a motion to approve the minutes; seconded by Mark Zampino. *All in favor; motion carried.*

9. Adjourn:

John Whitney made a motion to adjourn the meeting. *All in favor; motion carried.* Meeting adjourned at 6:55 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Michelle Armetta" followed by a stylized flourish or set of initials.

Michelle Armetta
Recording Clerk