



Town of Cromwell Zoning Board of Appeals

REGULAR PUBLIC HEARING AND MEETING
6:30 P.M. TUESDAY JANUARY 9, 2018
ROOM 224/225 CROMWELL
TOWN HALL, 41 WEST STREET

AGENDA

RECEIVED FOR FILING
1-2 2018 at 2:14 P.M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Lou Conaway
TOWN CLERK

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 #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. (Continued from December 12, 2017)
 - b. Application #18-01: Request for Variances from Section 2.2.B 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.
8. Approval of Minutes:
 - a. December 12, 2017
9. Adjourn

Memo

To: Zoning Board of Appeals
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: January 2, 2018
Re: Comments on the January 9, 2018 Meeting Agenda

7. Public Hearings:

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.

The 1.20 acre lot is located in the R-25 Zone on the south side of Evergreen Road. The site contains an existing 2,820 square foot, two family house which fronts on Evergreen Road and a second 2,432 square foot structure in the rear of the property containing two apartments, an office and a garage. Mr. Driska has prepared a memo summarizing the history of enforcement activities at the site. The memo is included in the packet.

b. Application #17-14: Request for Variances from Section 2.2.B 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.

The 997 square foot single family house is located on a .15 acre lot (6,534 square feet) on the north side of Evensen Place in the R-15 Zone District. The lot is non-conforming to the current minimum lot size in the R-15 Zone District (15,000 square feet). The applicant is requesting a variance to install a pool in the back yard that would extend 5 feet into the required 10 foot pool set back from the rear and side yard property lines and be over the 15% Building Coverage Ratio. The hardship is that the lot is non-conforming.

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 January 9, 2018 in Room 224 of the Cromwell Town Hall at 41 West Street on the following item:

1. Application #18-01: Request for Variances from Section 2.2.B 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.

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 December 2017

17-16

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: 123 EVERGREEN PO	PIN #: 00186800
Zoning District: A-25 N	Volume/Page:
Applicant: Louis GAGNON	Property Owner:
Home or Business Address: 123 Evergreen Rd	Home or Business Address:
Phone #: 560 952 1565	Phone:
Email:	
<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: Louis Gagnon	Signature:
Type of Application (check one): <input type="checkbox"/> Variance from Section _____ of the Zoning Regulations. <input checked="" type="checkbox"/> Appeal from ZEO Decision dated <u>Oct 6, 2012</u> <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: Requesting an additional six months to keep storage container on my property	

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.

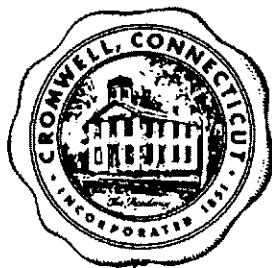
If Requesting DMV Location Approval, state the date of the original Public Hearing (if any).

Appealing decision of the ZEO

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.

Sam Raynor
applicant

10-12-17
date



MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development
From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer *BD*
Date: December 4, 2017
Re: **ZBA Application # 17-16, Appeal from ZEO Decision by
Lou Gagnon, 123 Evergreen Road**

ZBA Application #17-16 is an appeal by Applicant Louis Gagnon, 123 Evergreen Road from the Zoning Enforcement Officer (ZEO) Decision dated October 6, 2017. The description request on his application states; "Requesting an additional six months to keep a storage container on my property" Town Clerk records indicate the property at 123 Evergreen Road is not owned by Mr. Gagnon and has not been owned by Mr. Gagnon since April 16, 2014 at which time Louis P. Gagnon Quit-Claimed ownership to Anthony Gagnon, Phillip Gagnon and Kristene Estes.

Below is a chronological list of events pertaining to the storage container at 123 Evergreen Road:

December 22, 2015- A complaint was received regarding a storage container
March 18, 2016- Former ZEO Curtin met with Ms. Janet Hangland at her 93 Shunpike Road residence
June 3, 2016- A Notice was sent to the Gagnon's regarding the roll off dumpster/container
June 23, 2016- A request was received to keep the storage container for 1 year
August 1, 2016- An extension of 6 months until Jan. 29, 2017 was granted by ZEO
February 14, 2017- A complaint was received about storage container not removed
February 24, 2017 A Notice issued to Mr. Gagnon that time had expired

Continued...

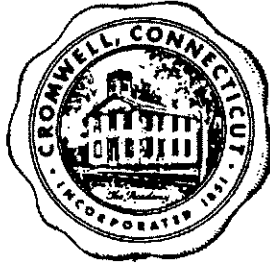
... ZBA Application # 17-16 Continued-

March 15, 2017- Mr. Gagnon submits a another request for additional time

March 31, 2017- ZBA Notice of Decision to Remove Storage Unit by April 15, 2017 (sent by ZEO Curtin) was appealed by Mr. Gagnon with the ZBA granting another extension until October 1, 2017

October 6, 2017- ZEO Curtin issues a Notice of Decision to Mr. Gagnon informing him that his request to keep the storage container for additional time I denied

October 12, 2017- Mr. Gagnon appeals ZEO Curtin's October 6, 2017 Decision



MEMORANDUM

To: Zoning Board of Appeals

CC: Stuart B. Popper, AICP, Director of Planning & Development

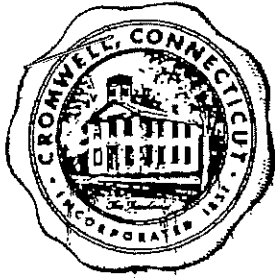
From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer

Date: December 12, 2017

Re: **Application #17-16, Appeal of ZEO Decision**

The ZBA may consider the following motions for rendering a decision in Application # 17-16:

1. Deny Application #17-16, an Appeal from ZEO Decision dated October 6, 2017 (attached) directing the removal of a storage container within ten (10) days at 123 Evergreen Road. Lou Gagnon Applicant.
2. Advise the property owners to request a variance from the regulations allowing the container to remain on premises. Said request for a variance shall be made within a timeframe which would make the application eligible to be heard at the next ZBA meeting.



DDC: 1855
VOL: 1603 PG: 344

TOWN OF CROMWELL
PLANNING & ZONING
41 WEST STREET, CROMWELL, CT 06416

October 6, 2017

Mr. Louis Gagnon
123 Evergreen Road
Cromwell, Conn. 06416

Mr. Anthony Gagnon
139 Field Road
Cromwell, Conn. 06416

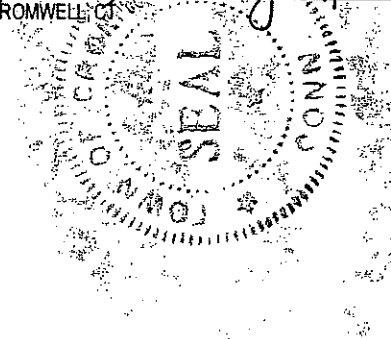
Mr. Philip L. Gagnon
13 Harrison Drive
Cromwell, Conn. 06416

Re: 123 Evergreen Road
Cromwell, Conn.

Certified MAIL
7015-3010-0001-8278-5646
7015-3010-0001-8278-5633
7015-3010-0001-8278-5626

JOAN AHLQUIST TOWN CLERK OF SAID CROMWELL AND CUSTODIAN OF THE RECORDS AND SEAL THEREOF, HEREBY CERTIFY THAT THE FOREGOING DOCUMENT IS A TRUE AND CORRECT COPY RECORDED IN THE CROMWELL LAND RECORDS.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF MY OFFICE THIS 6th DAY OF October 2017

ATTEST: Gloria Brendegast, Asst.
TOWN CLERK, CROMWELL, CT



NOTICE OF DECISION

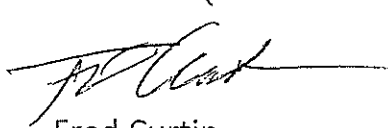
The Town of Cromwell has received your request to keep the "storage container" for an additional six months.

On March 31, 2017, the notice of decision was issued to you to remove this "storage container" by April 15, 2107. At that time you appealed the decision to the Cromwell Zoning Board of Appeals. The ZBA amended the notice of decision and granted you an extension to October 1, 2017.

The original request for this "storage container" was granted on July 29, 2016 for a period of six months.

Based on the allotted time which you were granted to keep this "storage container", your *request for additional time is being denied*. Therefore, upon the date of this letter the "storage container" must be removed within ten days.

If you feel that the decision that is being issued in error, you have the right to appeal this decision to the Cromwell Zoning Board of Appeals within ten days of today's date. The cost to appeal this decision is \$160.00



Fred Curtin
Zoning officer
Town of Cromwell



c: Anthony Salvatore, Town Manager
Stuart Popper, Town Planner
Janet Hangland

RECEIVED FOR RECORD
Oct 06, 2017 10:56A
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

ParcelID: 00186800

Location: 123 EVERGREEN ROAD

Printed By: USA

12/04/2017 3:46:14PM

Bldg Seq 1 Of 2

Exterior Information

Building Type: Multi Family
 Story Ht: 1 3/4 Fm
 Living Units: 2
 Foundation:
 Prim. Ext Wall: Vinyl Siding
 Sec. Ext. Wall:
 Roof Type: Gambrel
 Roof Cover: Arch. Shingl
 Avg. Wall Ht:
 Color: BROWN

Condo Information

Name:
 Style:
 Location:
 Tot Units:

General Information

Year Blt: 1947
 Grade: B-
 Remodeled Yr:
 Rem. Kitchen Yr:
 Rem. Bath Yr:

Interior Information

Prime Wall: Drywall
 Sec. Wall:
 Floor Type: Carpet
 Sec. Floor:
 Heat Fuel: Oil
 Heat Type: Hot Water
 Sec. Ht Type:
 % A/C: 100
 % Sprinkled:
 Brnt Gar: 0
 Kitchens: 2 Add. Kit: 0
 Fireplaces: 0 Gas: 0
 Int. Condition: Average

Depreciation

Phys Cond Average 40.00
 Func 0.00
 Econ Hwy 10.00
 Spec 0.00
 OV 0.00
 Total %Dep: 46.00

Calculation

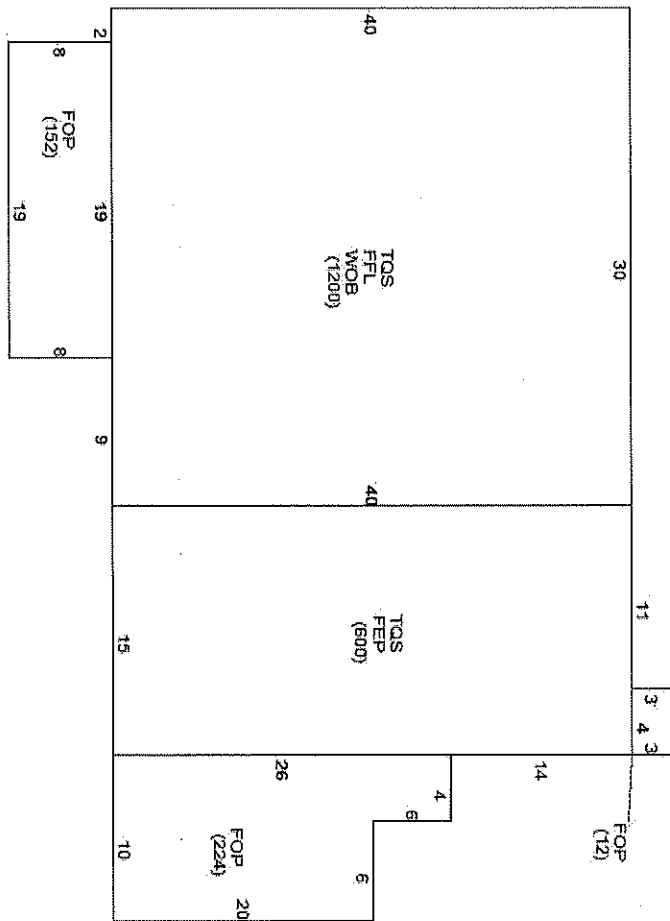
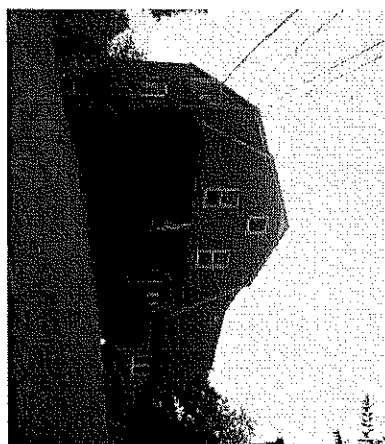
Basic \$/Sq 42.00
 Replacement Cost 244,419
 Depreciation 112,433
 Depreciated Value 131,986
 Final Total (Rounded) 132,000

Room Count

Total Rooms: 20
 Bedrooms: 14

Bath Features

Full Baths: 3
 Addl Full Baths: 0
 Half Baths: 0
 Addl Half Baths: 0
 Full Baths Below: 0
 Half Baths Below: 0
 Other Fixtures: 0
 Total Baths: 3.0



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

Code	Description	Qty	Size	Cond	Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment
GAZ1	Gazabo	1	304	FR	1947	24.00	50	8,755	4,400	3,080
SHIF	Shed Frame	1	96	AV	2007	20.00	8	0	0	0
Total Sp. Features:								4,400	Total Appraised:	4,400
Total Yard Items:								4,400	Total Assessed Value:	3,080

Sub Area Detail

Code	Desc.	Living	Gross Area
TOS	Three Quarte	1,620	1,620
FFL	First Floor	1,200	1,200
FEP	Enclosed Por	0	600
WBA	Wkout Fin Brnt	0	800
FOF	Framed Open	0	388
WOB	Walkout Baseme	0	1,200
Total		2,820	5,808

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ParcelID: 00186800
 Bldg Seq 2 Of 2

Location: 123 EVERGREEN ROAD

Printed By: USA

12/04/2017 3:46:14PM

Exterior Information

Building Type: Multi Family
 Story Ht: 1 3/4 Fin
 Living Units: 2
 Foundation:
 Prim. Ext. Wall: Board & Batt
 Sec. Ext. Wall:
 Roof Type: Gambrel
 Roof Cover: Arch. Shingle
 Avg. Wall Ht:
 Color:

Condo Information

Name:
 Style:
 Location:
 Tot Units:
 Year Blt: 1947
 Grade: C
 Remodeled Yr:
 Rem. Kitchen Yr:
 Rem. Bath Yr:

General Information

Year Blt: 1947
 Grade: C
 Remodeled Yr:
 Rem. Kitchen Yr:
 Rem. Bath Yr:

Interior Information

Prime Wall: Drywall
 Sec. Wall:
 Floor Type: Carpet 50%
 Sec. Floor: Laminate Fir 50%
 Heat Fuel: Gas
 Heat Type: Hot Water
 Sec. Ht Type:
 % A/C: 0
 % Sprinkled: 0
 Bsmt. Gar: 0
 Add. Klt: 0
 Fireplaces: 1 Gas: 0
 Int. Condition: Average

Depreciation

Plvs Cond Fair 56,000
 Func 0,000
 Econ 5,000
 Spec 0,000
 OV 0,000
 Total %Dep: 58.20

Calculation

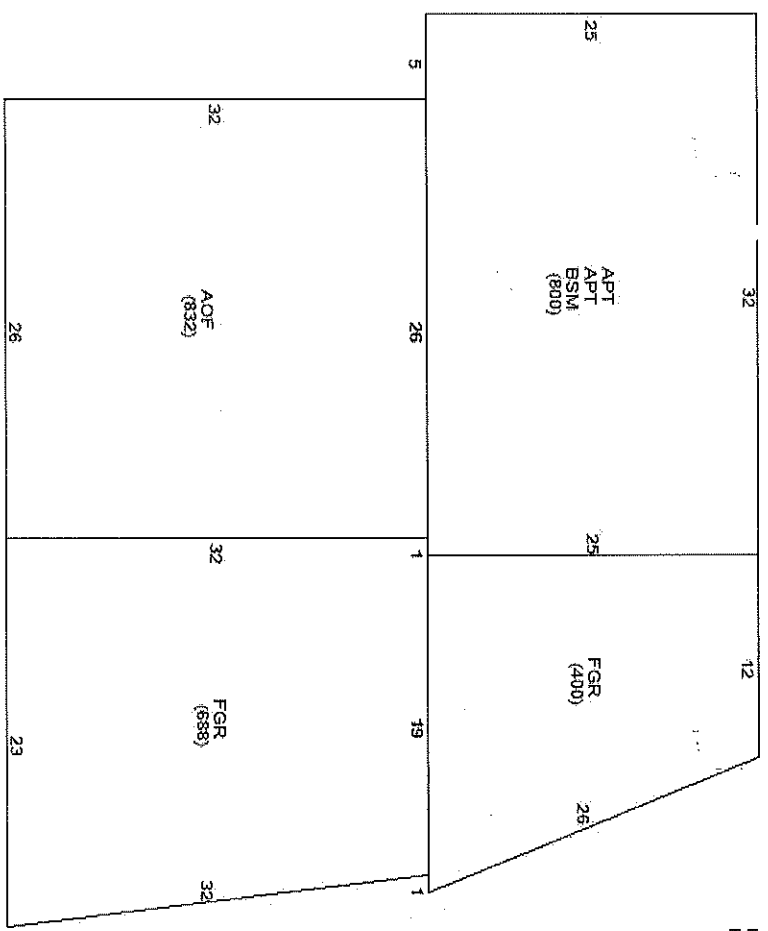
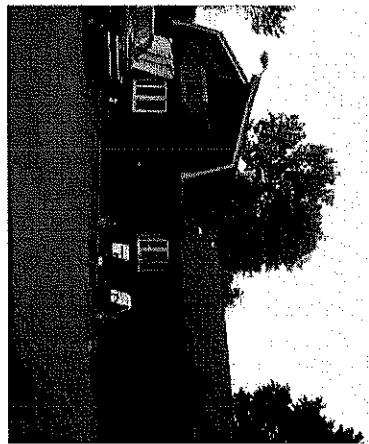
Basic \$/Sq 42,000
 Replacement Cost 175,422
 Depreciation 102,096
 Depreciated Value 73,326
 Final Total (rounded) 73,300

Room Count

Total Rooms: 8
 Bedrooms: 4

Bath Features

Full Baths: 2
 Addl. Full Baths: 0
 Half Baths:
 Addl. Half Baths: 0
 Full Bths Below: 0
 Half Bths Below: 0
 Other Fixtures: 0
 Total Baths: 2



Lit. Sketched Subarea:
 FBA (160)

Code	Description	Qty	Size	Cond	Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment
Extra Features / Yard Items (1st 10 Lines Displayed)										

Total Sp. Features:

Total Yard Items:

Total Appraised:

Total Assessed Value:

Code	Desc.	Sub Area	Detail	Living	Gross Area
APT	Apartment	1,600		1,600	
AOE	Office Area	832		832	
BSM	Basement	0		800	
FGR	Garage	0		1,088	
FBA	Fin Bsmt Avg	0		160	
Total		2,432		4,480	

*Submitted at
12/12 ZBA Meeting*

123 EVERGREEN ROAD – Contact with Cromwell Zoning Enforcement

2/10/02 – Letter to Fred Curtin regarding apartments, commercial usage

Response – will look into it

4/8/02 – Letter from L Hangland seeking response.

Response – need to go to Zoning Board of Appeals with

5/10/02 – Notice of Decision

Main House 2 Family conforming

Out Building – apartment non conforming

Window Business likened to plumber with vehicle to go to work

FINAL – send letter and 110.00 to Town Planner to question decision

6/8/02 – sent letter with payment to Mr. Minor (as directed) to appeal decision

7/15/02 – Letter to Stan Terry reporting conversation with Board questioning why we sent this money.

7/16/02 – Terry replied that he was directing Curtin and Minor to respond to our inquiry

8/30/02 – letter to Minor requesting return of 110.00 since no action had been taken

9/23/02 – Minor replied – 1977-8 Applied for plumbing and electrical but not for a 2 family residence. No approval ever given for conversion to 2 family but may have been ok at that time since he didn't know when zoning regulations were had taken effect.

Regarding Window Replacement Business – ok to direct from home but no warehousing of material or work conducted on there

12/9/02 – Letter Turner, Planning and Zoning Chairman – Questioning decisions and responses to all points

123 EVERGREEN ROAD – Page 2

12/7/06 – Letter to Planning and Zoning questioning commercial dumpster and expansion of parking area for cars and commercial equipment

12/28/15 – Curtin acknowledges receipt of complaint

6/3/16 – Letter from Curtin to Gagnon why trailer, dumpster, storage trailer and windows are on property

8/1/16 – Letter from Curtin approving use of storage container for 6 months from 7/29/16 – 1/29/17

2/14/17 – Complaint – Storage Container and Construction Trailer

2/24/17 – Letter from Curtin instructing Gagnon to remove container asap.

3/3/17 – Letter denying request for an extension and ordering removal – this precipitated the appeal.

4/25/17 – Letter indicating an appeal has been filed, to be heard May 9th

5/9/17 -Hearing granted extension to 10/1

10/6/17 – Request for additional time denied, subsequently an appeal was issued

11/14/17 – Date set for hearing. Since proper notification (certified letter to neighbors) was not made, a new date of 12/12 was set

NOTE – this item has been ongoing for more than 2 years.

ARTICLE IX - NON-CONFORMING LOTS, USES, BUILDINGS, AND/OR STRUCTURES

SECTION IX

9.1 NON-CONFORMING USES AND STRUCTURES

a. Any building or use lawfully existing, or for which a lawful permit was issued under the provision of the Zoning Regulations in effect prior to the effective date of these regulations, may be continued subject to compliance with the following conditions:

1. Any use of land or buildings which does not conform to the requirements specified by these regulations shall not be:

a. Changed to another non-conforming use without a Special Permit from the Board of Appeals, and then only to one equally, or more nearly in conformity.

b. Re-established for any reason after non-use longer than one year.

2. No building housing a non-conforming use shall be:

a. Extended or enlarged.

b. Moved to another location where such use continues to be non-conforming.

c. Rebuilt after damage exceeding one-half of its fair sales value immediately prior to damage. Application for building permit to rebuild or restore portion damaged shall be filed within six (6) months of date of damage and work completed within 12 months or permit will be void.

The Building Inspector may at any time, however, order structural alterations or demolition necessary to restore or bring damaged properties to a safe and sanitary condition.

b. Where a non-conforming use abuts a residential lot, no outside storage of goods, equipment or refuse shall be permitted which would tend to deteriorate the value of adjacent property by creating a nuisance because of volume, quantity, odor or fire hazard; or a traffic hazard because of interfering with adequate sight lines, or the generation of excessive traffic.

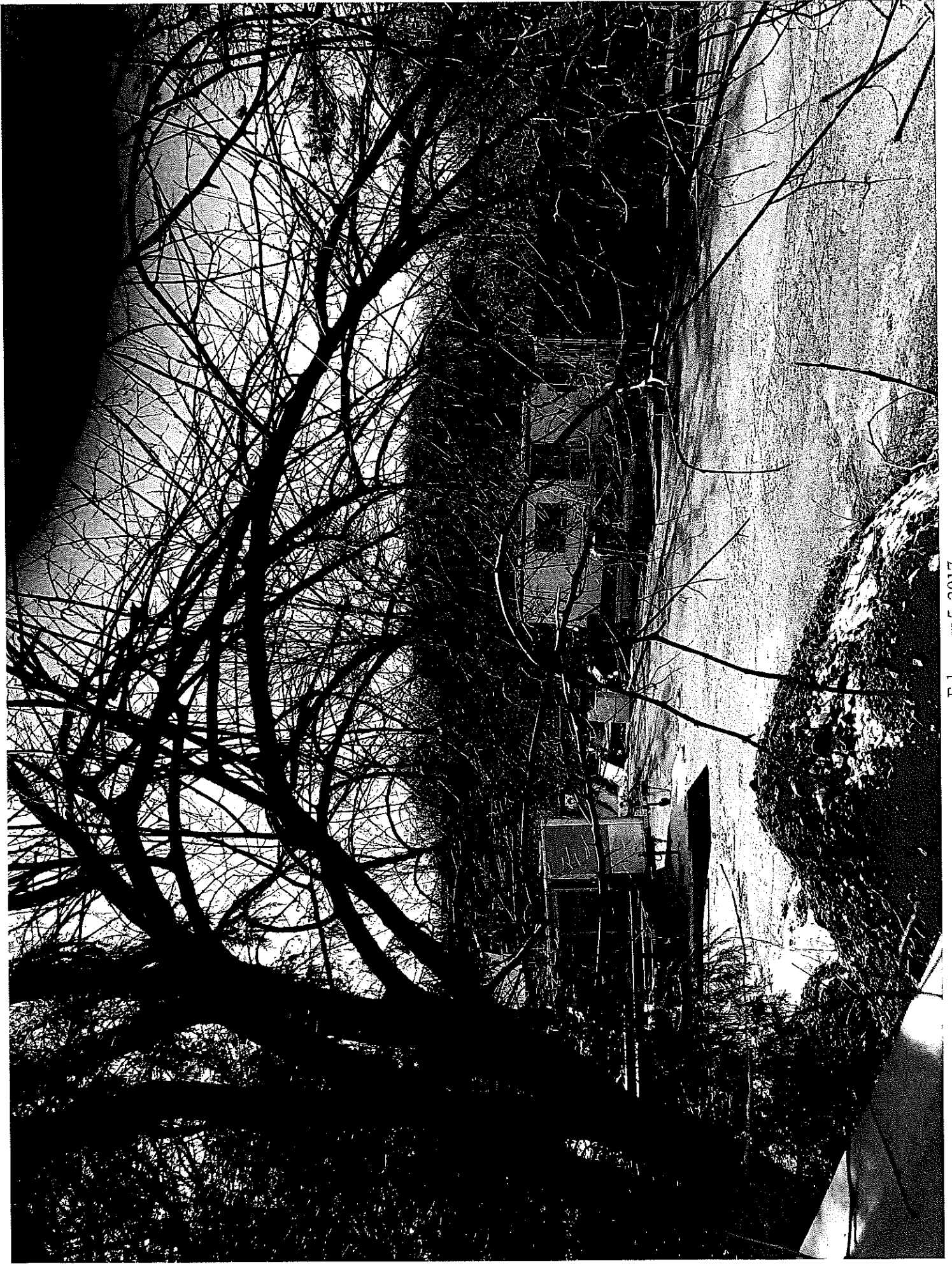
c. A non-conforming use which is discontinued for a continuous period of one year, shall thereafter conform to use regulations of the district in which it is located.

d. No non-conforming use which is changed to a conforming use shall revert to a non-conforming use.

9.2 TEMPORARY PERMITS

a. Temporary permits may be issued by the Planning and Zoning Commission, under conditions which will safeguard the character of the neighborhood, for a circus, carnival, fair or similar type of entertainment for a period of not more than ten (10) days.

b. Temporary and renewable building permits may be issued by the Building Inspector for non-residential buildings or uses such as



February 5, 2017

#18-01

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: 6 EVENSEN PLACE	PIN #: 00404400
Zoning District: R-25	Volume/Page: 754/105
Applicant:	Property Owner: LINDA SAMUELSON
Home or Business Address:	Home or Business Address: 6 EVENSEN PLACE
Phone #:	Phone: 800-635-1093
Email:	
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: X Linda Samuelson	Signature: X Linda Samuelson
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: INSTALL A 14' x 28' IN-GROUND SWIMMING POOL. Request for Variances from Section 2.2.B. Bulk Requirements of the Zoning Regulations (Rear and side yard setbacks and Building Coverage Ratio)	

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).

MAINTAINING A 10' SETBACK MAKES IT IMPOSSIBLE TO
INSTALL EVEN A VERY SMALL IN-GROUND POOL AT A
REASONABLE DISTANCE FROM THE HOUSE.

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.

x Linda Samuelson
applicant

x 12/1/17
date

CONSTRUCTION DETAIL			MIXED USE		
Element	Description	Attributes	Code	Description	Percentage
Style	Ranch	Bedrooms	101	Single Family	100
Grade	C	Full Baths			
Exterior Wall 1	Vinyl Siding	Half Baths			
Exterior Wall 2	Gable	Total Rooms			
Roof Structure	Arch. Shingles	Jet Tub			
Roof Cover	Plastered	Full Baths below			
Interior Wall 1	Hardwood	Fireplace			
Interior Wall 2	Pine/Soft Wood	Fireplace Dtdl			
Interior Fir 1	Oil	Gas Fireplace			
Interior Fir 2	Hot Water	Fin Bsmt %			
Heat Fuel	Central	Fin Bsmt Qual			
Heat Type		Bsmt Garages			
A/C Type					

BUILDING PERMIT INFO

Issue Date	Type	% Comp.	Date of CO	Comments
08/02/2011	FP	100	09/26/2011	Gas directed, inst 1 Sugal PR

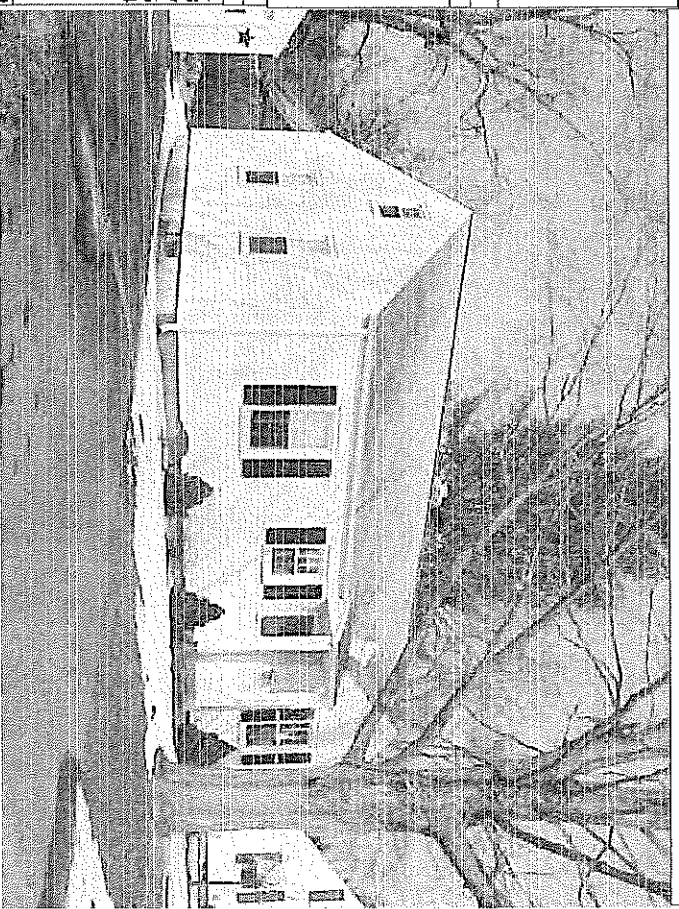
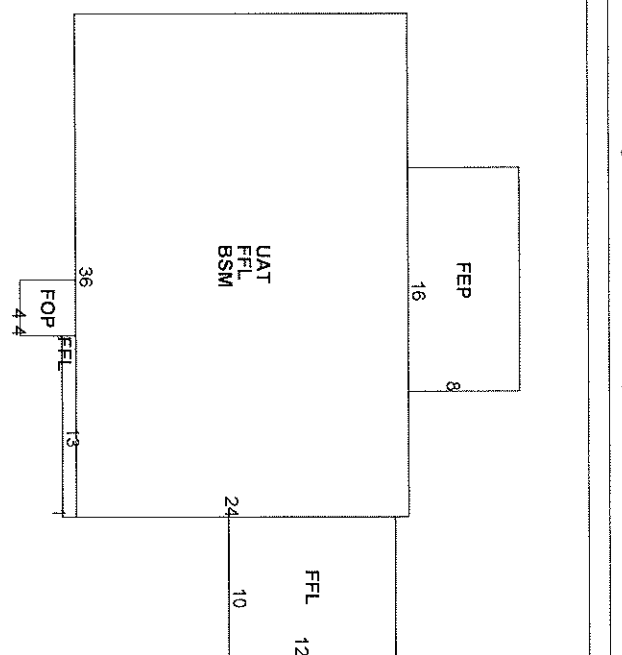
OB-OUTBUILDING & YARD ITEMS(L) / XE-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descrip	U/B	Units	Unit Price	Yr	Gde	Dr	Rr	Chd	%Chd	Apr Value
GARI	Garage	FR	Frame	L	216	25.00	1939					75	4,050

BUILDING SUB-AREA SUMMARY SECTION

Date	ID	Purpose/Result	Code	Description	Living Area	Gross Area
08/01/2012	AJ	Change - Field Review	BSM	Basement	0	864
09/12/2011	DZ	Permit- Drive By	FEP	Enclosed Porch	0	128
01/20/2007	MK	Interior Inspect	FFL	First Floor	997	997
01/07/2007	DW	Callback	FOP	Framed Open Porch	0	16
11/22/2006	ES	Measured	UAT	Unfinished Attic	0	864

Ttl Gross Inv/ase Area: 997 2,869



CURRENT OWNER	TOPO	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	ASSESSED VALUE	6033
LYONS LINDA	2	3	1		RES LAND	1-1	99,600	69,720
6 EVENSEN PLACE					DWELLING	1-3	88,490	61,940
CROMWELL, CT 06416					RES OUTBL	1-4	4,050	2,840
Additional Owners:	SUPPLEMENTAL DATA							
Census Tr. 5702	DV Map #							
Prior Zoning A-15	DV Lot #							
Color WHITE	Callback							
100 Yr Flood 00406400	L&E Penalty							
GIS ID: 00406400	ASSOC PID#47/19/42/1							
BA	BA							
Prior Value 134500	Total 192,140 134,500							

RECORD OF OWNERSHIP	BK/VOL/PAGE	SALE DATE	Q/M	V/I	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
LYONS LINDA	754/105	10/13/2000	Q		0		R011	1-1	72,240	2010	1-1	72,240	2009	1-1	72,240
							R011	1-3	68,600	2010	1-3	68,600	2009	1-3	68,600
							R011	1-4	1,510	2010	1-4	1,510	2009	1-4	1,510
Total: 142,350 142,350 142,350															

PREVIOUS ASSESSMENTS (HISTORY)

APPRAISED VALUE SUMMARY 10-01-2012

This signature acknowledges a visit by a Data Collector or Assessor

Appraised Bldg. Value (Card)	88,490
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	4,050
Appraised Land Value (Bldg)	99,600
Special Land Value	0
Total Appraised Parcel Value	192,140
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	192,140

NOTES

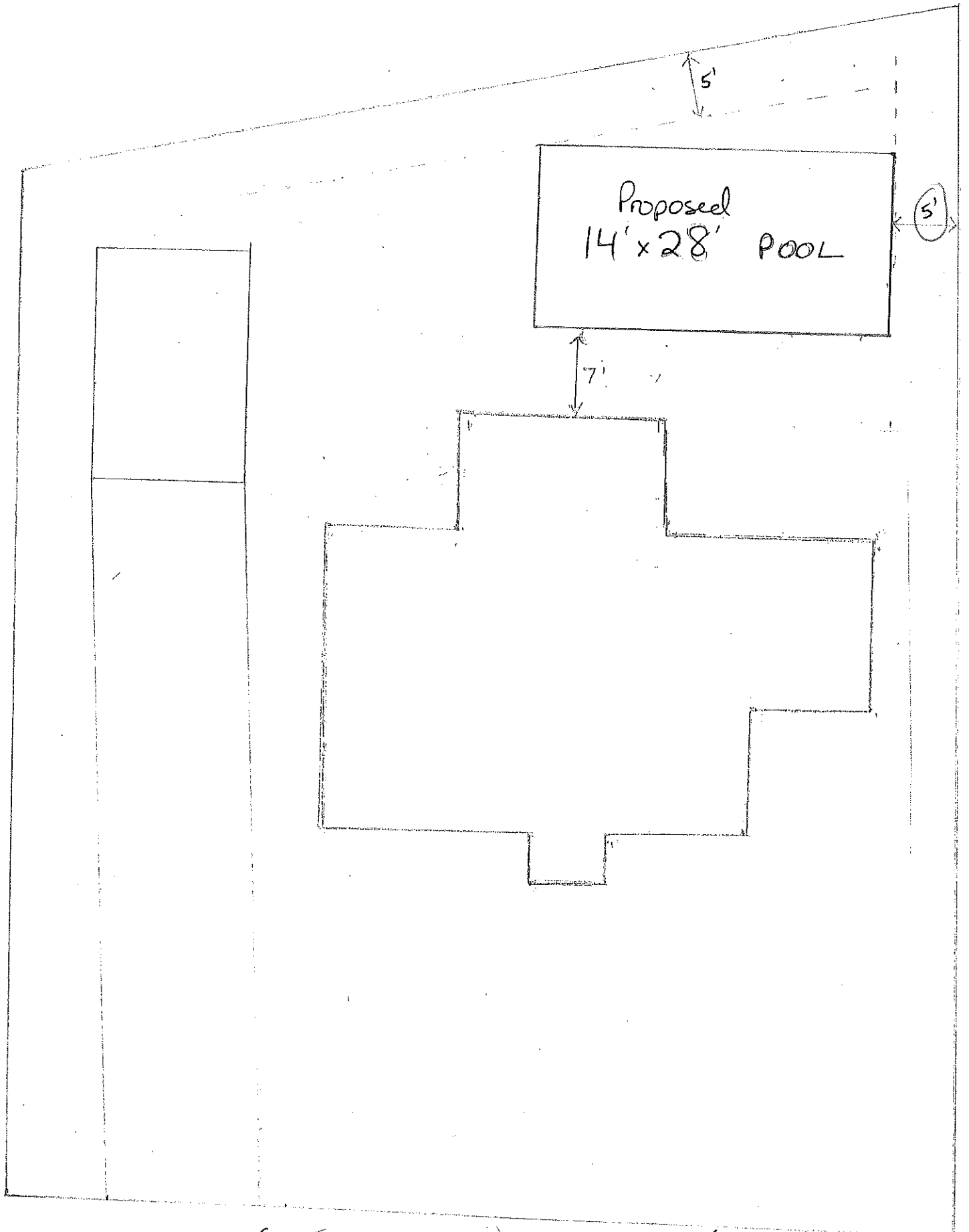
IA

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Of CO	Comments
20044	08/02/2011	FP	Fireplace	5,900	09/12/2011	100	09/26/2011	Gas directed, inst 1 50gal PR

LAND LINE VALUATION SECTION

B Use #	Use Code	Description	Zone	D	Frontage	Depth	Units	L	Acres	C	SF	Adj	Notes- Adj	Special Pricing	Land Value
1	101	Single Family	R-1S				6,534	SF	1.0000	5	1,0000	1.00			99,600
Total Card Land Units: 0.15 AC															
Parcel Total Land Area: 0.15 AC															
Total Land Value: 99,600															



6 Evensen Place

1" = 10'



Property Information
 Property ID 00406400
 Location 6 EVENSEN PLACE
 Owner SAMUELSON LINDA M



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

Town of Cromwell, CT makes no claim and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented in this map.

Parcels updated 10/1/2016
 Properties updated daily

RECEIVED FOR FILING
12/14 2017 at 9:54AM.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Gloria Prendergast, Asst
TOWN CLERK

**TOWN OF CROMWELL
ZONING BOARD OF APPEALS
SPECIAL PUBLIC HEARING AND MEETING
6:30 PM TUESDAY DECEMBER 12, 2017
ROOM 224/225 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Joseph Morin, John Keithan, Daniel Delisle

Absent:, Mark Zampino, John Whitney, Brian Fisk (alternate), Steven Wygonowski (alternate)

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 6:42 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

NONE

4. Approval of Agenda

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

5. Public Comments

NONE

6. New Business:

a. The Annual Election of Officers, Chairman, Vice Chairman and Secretary.

Dan Delisle made a motion to nominate Joe Morin as Chairman, Seconded by John Keithan. *All in favor; motion passed.* Chairman Morin made a motion to nominate Dan Delisle as Vice Chairman, Seconded by John Keithan. *All in favor; motion passed.* Chairman Morin made a motion to nominate John Keithan as Secretary; Seconded by Daniel Delisle. *All in favor; motion passed.*

7. Public Hearing:

Mr. Popper stated that Application #17-14 would not be heard tonight as there was an issue with the coverage ratio request. The applicant must re-post and re-advertise for the next meeting. Mr. Popper said that he would send out new plans.

- 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.

Dan Delisle made a motion to open the public hearing; Seconded by John Keithan. *All in favor; motion passed.* Dan Delisle made a motion to table the application as there were not enough members present to vote; Seconded by John Keithan. *All in favor; motion passed.* The application will be heard on January 9, 2018.

8. Approval of Minutes:

- a. October 10, 2017: no action taken
- b. November 14, 2017: no action taken

Mr. Hangland stated that he would not be available for the public hearing next month. Chairman Morin informed him that he could submit his comments in writing for Mr. Popper to read aloud at the hearing or have someone else speak on his behalf.

9. Adjourn: Motion to adjourn at 6:50 p.m. by Dan Delisle; Seconded by John Keithan.

Respectfully Submitted,



Julie C. Petrella
Recording Clerk