

Town of Cromwell Zoning Board of Appeals

REGULAR PUBLIC HEARING AND MEETING
6:30 P.M. TUESDAY JULY 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:**

RECEIVED FOR RECORD
Jul 03 2018 09:25A
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

a. Application #18-10: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Lot Area) to allow for the reconstruction of Coles Road at 1 Ryan Court. The Connecticut Department of Transportation is the Applicant and Kimberly E. Chusmir is the Owner.

b. Application #18-11: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Lot Area) to allow for the reconstruction of Coles Road at 2 Ryan Court. The Connecticut Department of Transportation is the Applicant and Robert V. Cieri and Mary G. Cieri are the Owners.

c. Application #18-12: Request for a Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Front Yard Setback) to allow for the construction of an addition in the side of the house at 58 Field Road. Fleming Homes, LLC is the Applicant and Christopher Watson is the Owner.

8. **Approval of Minutes:**
 - a. June 12, 2018
9. **Adjourn**

Memo

To: Zoning Board of Appeals
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: July 2, 2018
Re: Comments on the July 10, 2018 Meeting Agenda

7. Public Hearing:

a. Application #18-10: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Lot Area) to allow for the reconstruction of Coles Road at 1 Ryan Court. The Connecticut Department of Transportation is the Applicant and Kimberly E. Chusmir is the Owner. *The existing 25,700 square foot lot is located in the R-25 Zone District on the east side of Ryan Court and the north side of Coles Road. The site contains an existing 3,960 square foot single family house. Attached is a map of the property showing the location of the house and the proposed 968 square feet area to be acquired for the Coles Road reconstruction. The lot size will be reduced from 25,700 square feet to 24,732 square feet after the property acquisition therefore making it nonconforming to Section 2.2.B Bulk Requirements of the Zoning Regulations (Lot Area).*

b. Application #18-11: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Lot Area) to allow for the reconstruction of Coles Road at 2 Ryan Court. The Connecticut Department of Transportation is the Applicant and Robert V. Cieri and Mary G. Cieri are the Owners. *The existing 24,829 square foot lot is located in the R-25 Zone District on the west side of Ryan Court and the north side of Coles Road. The site contains an existing 4,934 square foot single family house. The lot size is currently non-conforming to the required R-25 lot size of 25,000 square feet Attached is a map of the property showing the location of the house and the proposed 232 square feet to be acquired for the Coles Road reconstruction. The lot size will be reduced from 24,829 square feet to 24,732 square feet after the property acquisition therefore making it more nonconforming to Section 2.2.B Bulk Requirements of the Zoning Regulations (Lot Area).*

c. Application #18-12: Request for a Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Front Yard Setback) to allow for the construction of an addition in the side of the house at 58 Field Road. Fleming Homes, LLC is the Applicant and Christopher Watson is the Owner. The existing 17,424 square foot lot is located in the R-25 Zone District on the west side of Field Road and the south side of Greendale Avenue. The site contains an existing 1,008 square foot, one story, single family house. The applicant is proposing an addition that would extend 16 feet into the required 26 foot corner lot front yard setback. The hardship is that the addition cannot be constructed in the back yard due to the presence of the septic system.

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 July 10, 2018 in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #18-10: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Lot Area) to allow for the reconstruction of Coles Road at 1 Ryan Court. The Connecticut Department of Transportation is the Applicant and Kimberly E. Chusmir is the Owner.
2. Application #18-11: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Lot Area) to allow for the reconstruction of Coles Road at 2 Ryan Court. The Connecticut Department of Transportation is the Applicant and Robert V. Cieri and Mary G. Cieri are the Owners.
3. Application #18-12: Request for a Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Front Yard Setback) to allow for the construction of an addition in the side of the house at 58 Field Road. Fleming Homes, LLC is the Applicant and Christopher Watson 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

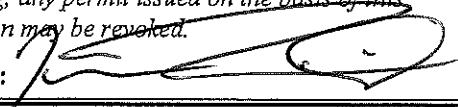
Dated in Cromwell, Connecticut this 25th day of June 2018

18-10

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: <u>1 RYAN COURT</u>	PIN #: <u>01040000</u>
Zoning District: <u>R-25</u>	Volume/Page: <u>1418/078</u>
Applicant: <u>CT-DOT - JASON BOICE</u>	Property Owner: <u>Kimberly E. Chusmir</u>
Home or Business Address: <u>2800 Berlin Tpke Newington, CT 06131</u>	Home or Business Address: <u>1 RYAN COURT CROMWELL, CT</u>
Phone #: <u>860-594-2464</u>	Phone:
Email: <u>Jason.Boice@ct.gov</u>	
<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:
<u>Type of Application (check one):</u> <input checked="" type="checkbox"/> Variance from Section <u>2.2.B</u> of the Zoning Regulations. <u>LOT AREA</u> <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)	
<u>Description of Request:</u> <u>Property located at 1 Ryan Court exists in an R-25 zone and current Lot Area is 25,700 Square feet. Due to the Town of Cromwell project for the Reconstruction of Cedar Road, an acquisition of 968 Square feet is necessary. Once the acquisition is complete, Lot Area will be 24,732 Square feet. All setback requirements will remain in conformity.</u>	

Justification for Request:

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

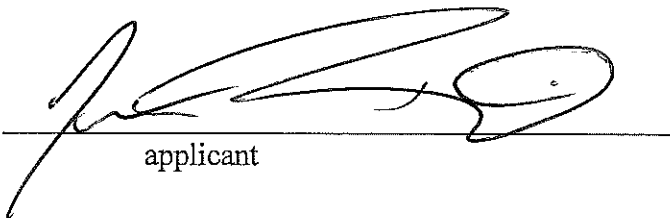
If Appealing a decision of the ZEO, explain why you feel the ZEO is wrong.

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).

The hardship is that the CT DOT needs to acquire the necessary property rights to complete the project for the reconstruction of Lakes Road.

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

6/12/18
date



Property Information
Property ID 01040000
Location 1 RYAN COURT
Owner CHUSMIR KIMBERLY E



**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 06/05/2018



Patriot Properties Inc.

Parcel ID: 01040000 Location: 1 RYAN COURT Map-Lot 25-1 Mkt Adj Cost
 Current Value Information PA 490 Value Building Value Outbuildings Total Value Total Assessed
 Use Code Land Value 101 122,700 0 219,100 0 341,800 239,260
 TOTAL 122,700 0 219,100 0 341,800 239,260

Current Owner: CHUSMIR KIMBERLY E
 Percent: 100
 Previous Owner(s): HEALY BARBARA C
 General Notes: IIA

Previous Value Information

Tax Yr	Land Value	Bldg Value	Outbuildings	Total Value	Total Assessment
2018	122,700	219,100	0	341,800	239,260
2017	122,700	219,100	0	341,800	239,260
2016	107,240	170,730	0	277,970	194,580
2015	107,240	170,730	0	277,970	194,580
2014	107,240	170,730	0	277,970	194,580
2013	107,240	170,730	0	277,970	194,580

Sales Information

Grantee	Vol-Page	Type	Sale Date	Sale Price	Sale Verif	General Notes
CHUSMIR KIMBERLY E	1418-078		06/27/2012	274,900		
HEALY BARBARA C	721-33		10/25/1999	75,000		

Activity Information

Date	Results	Visited By
09/30/2017	No Change - Field Review	Dave Starnard
05/16/2017	Change - Field Review	John Hocking
10/11/2012	Measured	
08/13/2012	No Change - Field Review	
04/12/2011	No Change- RE Listing Review	
08/23/2006	Measure & Inspected	

Building Permit Information

Date	Permit #	Description	Amount	% Comp	Visit Date	CO Date	General Notes

Land Data

Use	Description	Units	Type	Neigh	Special Land Calc	Appraised Value	PA 490	Neigh Order	Notes
101	Single Family	25,000	SF	R6		122,500	0	2800	
101	Single Family	0.020	AC	R6		200	0	2800	
Total Area: 0.59						Total Appraised: 122,700		Assessed Value: 85,890	

Zoning Data
 Desc: %
 R-25 100.00

Utilities
 2 Public Water
 3 Public Sewer
 BAA

Property Factor
 Census: 5701
 Flood:
 Topc: Rolling
 Street: Paved
 Dev. Map
 Dev. Map

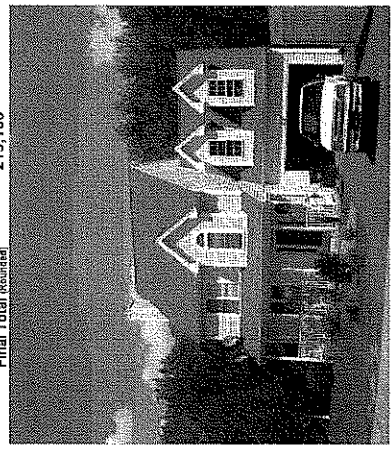
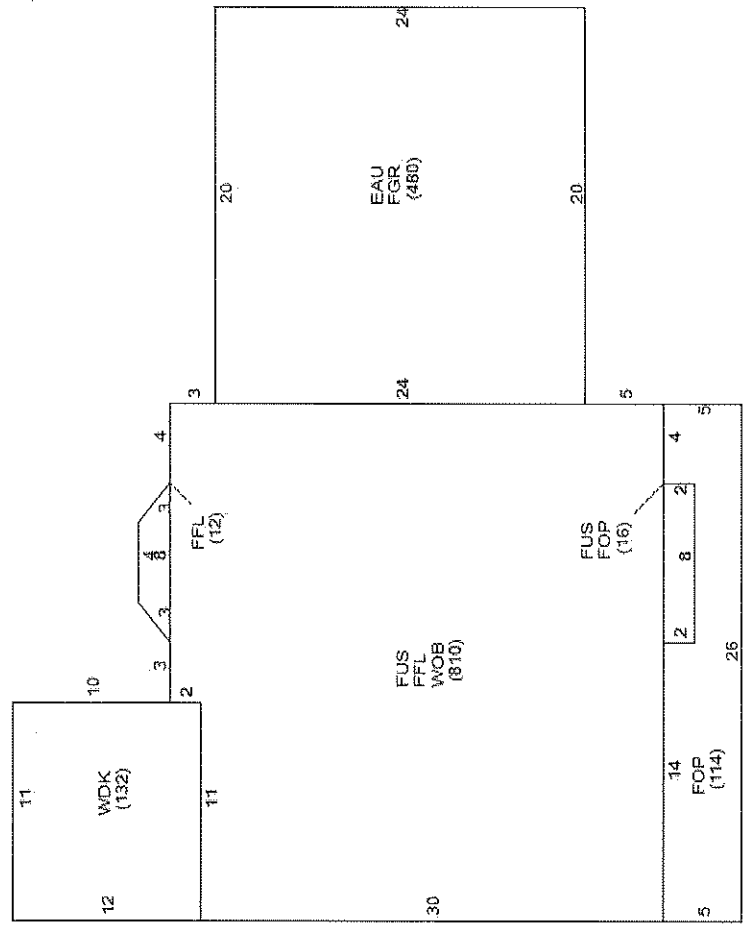
Un-Sketched Subareas:
WBA (567)

Exterior Information

Name: Colonial
 Style: 2 Story
 Location: 1
 Tot Units: 1
 Foundation: Vinyl Siding
 Prim. Ext. Wall: Gable
 Sec. Ext. Wall: Arch. Shingl
 Roof Type: BEIGE
 Avg. Wall Ht: 2000
 Color: B

Interior Information

Phys Cond: Average
 Finic: 0.00
 Econ: 0.00
 Spec: 0.00
 OV: 0.00
 Total %Dep: 17.00
 Basic \$/SQ: 64.00
 Replacement Cost: 284,032
 Depreciation: 44,885
 Depreciated Value: 219,147
 Final Total (rounded): 219,100



Room Count

Total Rooms: 6
 Bedrooms: 3

Bath Features

Full Baths: 1
 Addl. Full Baths: 0
 Half Baths: 1
 Addl. Half Baths: 0
 Full Bths Below: 0
 Half Bths Below: 0
 Other Fixtures: 0
 Total Baths: 11

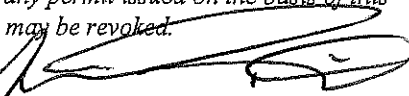
Extra Features / Yard Items (1st 10 Lines Displayed)

Code	Description	Qty	Size	Cond.	Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment
FUS	Finished Upp							826		826
FFL	First Floor							822		822
WBA	Wkout Fin Bsmt Av							0		567
EAU	Expansion At							0		192
FOP	Framed Open							0		130
FGR	Garage							0		480
WDK	Wood Deck							0		132
WOB	Walkout Basement							0		810
Total								1,648		3,959

Total Sp. Features: Total Yard Items Total Appraised: Total Assessed Value

TOWN OF CROMWELL
ZONING BOARD OF APPEALS

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

Address: <u>2 RYAN COURT</u>	PIN #: <u>00940000</u>
Zoning District: <u>R-25</u>	Volume/Page: <u>715 / 275</u>
Applicant: <u>CT DOT - JASON BOICE</u>	Property Owner: <u>Robert V. Cieri & Mary G. Cieri</u>
Home or Business Address: <u>2800 BERLIN TPKR NEWINGTON, CT 06131</u>	Home or Business Address: <u>2 Ryan Court Cromwell, CT</u>
Phone #: <u>860-594-2464</u>	Phone:
Email: <u>Jason.Boice@ct.gov</u>	
<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:
<u>Type of Application</u> (check one): <input checked="" type="checkbox"/> Variance from Section <u>2.2.B</u> of the Zoning Regulations. <u>LOT AREA</u> <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)	
<u>Description of Request:</u> <u>Property located at 2 Ryan Court exists in an R-25 zone and the current lot size is 24,829 Square feet. A current lot size non-conformity exists. Due to the Town of Cromwell project for the reconstruction of Lakes Road, an acquisition of 232 square feet is necessary. Once the acquisition is complete the lot area will be 24,597 Square feet. All setback requirements will remain in conformity.</u>	

Justification for Request:

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

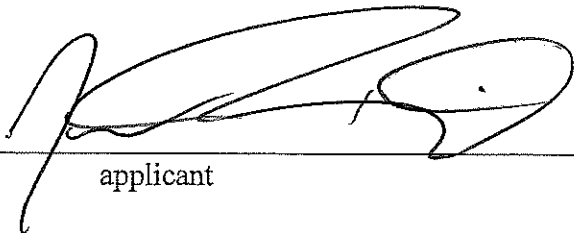
If Appealing a decision of the ZEO, explain why you feel the ZEO is wrong.

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).

The hardship is that the CT DOT needs to acquire the necessary property rights to complete the project for the reconstruction of Coles Road.

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

6/12/18
date



Property Information
 Property ID 00940000
 Location 2 RYAN COURT
 Owner CIERI ROBERT V



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

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Parcels updated 1/1/2018
 Properties updated 06/05/2018



Parcel ID: 00940000 Location: 2 RYAN COURT Map-Lot 25-11
 Current Owner: CIERI ROBERT V Percent 100
 MARY G 0 2 RYAN COURT
 CROMWELL CT 06416

Map-Lot 25-11 Last Revaluation - October 1, 2017

Use Code	Land Value	PA 490 Value	Mkt Adj Cost	Building Value	Outbuildings	Total Value	Total Assessed
101	122,400	0	0	248,600	21,300	392,300	274,610
TOTAL	122,400	0	0	248,600	21,300	392,300	274,610

Previous Owner(s)

General Notes
 9/2012 POOL SIZE EST - FENCE
 10/12 FENCED/PADLOCK - EST POOL/REAR

Previous Value Information

Tax Yr	Land Value	Bldg Value	Outbuildings	Total Value	Total Assessment
2018	122,400	248,600	21,300	392,300	274,610
2017	122,400	248,600	21,300	392,300	274,610
2016	106,930	227,080	20,890	354,900	248,440
2015	106,930	227,080	20,890	354,900	248,440
2014	106,930	217,190	20,890	345,010	241,510
2013	106,930	217,190	20,890	345,010	241,510

Sales Information

Grantee	Vol-Page	Type	Sale Date	Sale Price	Sale Vert	General Notes
CIERI ROBERT V	715-275		08/26/1999	75,000		

Activity Information

Date	Results	Visited By
09/30/2017	No Change - Field Review	Dave Starnard
05/16/2017	Change - Field Review	John Hocking
02/23/2017	Data Mailer Change	John Hocking
05/22/2015	Permit - Int Inspect	MM
05/22/2015	Permit- Miscellaneous	AO
10/09/2012	Permit - Walk Exterior	
09/13/2012	Permit- Drive By	AO
09/13/2012	Permit- Miscellaneous	AO
09/13/2012	Permit- Miscellaneous	AO
09/13/2012	Permit- Miscellaneous	AO

Building Permit Information

Date	Permit #	Description	Amount	% Comp	Visit Date	CO Date	General Notes
02/27/2015	23186	Finish Bsmt	25,000	100	05/22/2015	03/05/2015	Finished Basement
10/06/2011	20215	Shed	3,000	100	09/13/2012		10X16
10/06/2011	20212	Electric	900	100	09/13/2012		Pool filter & power to sh
09/27/2011	20186	Inground Pool	18,000	100	09/13/2012	08/16/2012	

Use: Single Family Units: 24,829 SF Neigh: R6
 Total Area: 0.57 PA 490 Use Asmt: 0
 Total Appraised: 122,400 Assessed Value: 85,680

Land Data
 Special Land Calc: Appraised Value: 122,400
 PA 490 Neigh: Asmt Order: 0 2800

Property Factor: 57/01
 Census: 57/01
 Flood: Rolling
 Topo: Paved
 Street: Paved
 Dev. Map
 Dev. Map
 Zoning Data: Desc: R-25 % 100.00
 Utilities: 2 Public Water, 3 Public Sewer
 BAA

ParcelID: 00940000 Bldg Seq 1 Of 1

Location: 2 RYAN COURT

Printed By: Shawna 04/06/2018 10:50:07PM

Exterior Information

Building Type: Colonial
 Story Ht: 2 Story
 Living Units: 1
 Foundation: Vinyl Siding
 Prim. Ext. Wall: Hip
 Roof Type: Arch. Shingle
 Avg. Wall Ht: GREEN
 Color: GREEN

Condo Information

Name: Location:
 Style: Location:
 Tot. Units:
General Information
 Year Bld: 2000
 Grade: B
 Remodeled Yr:
 Rem. Kitchen Yr:
 Rem. Bath Yr:

Interior Information

Prime Wall: Drywall
 Sec. Wall: Hardwood
 Floor Type: Hardwood
 Sec. Floor:
 Heat Fuel: Gas
 Heat Type: Forced Air
 Sec. Ht Type:
 % A/C: 100
 % Sprinkled: 0
 Bemt. Gar: 0
 Add. Kitch: 0
 Kitchens: 1
 Gas: 1
 Fireplaces: 0
 Int. Condition: Average

Depreciation

Phys Cond	Average	%
Phys Cond	17.00	
Fune	0.00	
Econ	0.00	
Spec	0.00	
OV	0.00	
Total %Dep:	17.00	

Calculation

Basic \$/Sq 64.00
 Replacement Cost 299,484
 Depreciation 50,912
 Depreciated Value 248,572
 Final Total (rounded) 248,600

Room Count

Total Rooms: 7
 Bedrooms: 3

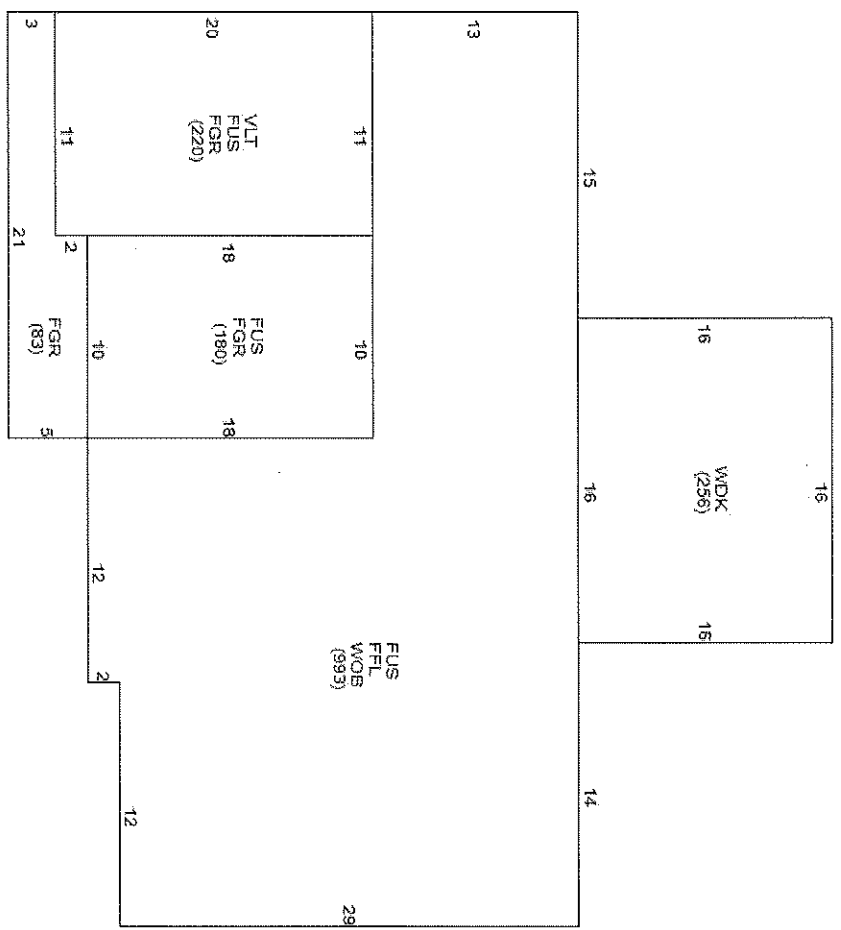
Bath Features

Full Baths: 2
 Addl. Full Baths: 0
 Half Baths: 1
 Addl. Half Baths: 0
 Full Bths Below: 0
 Half Bths Below: 1
 Other Fixtures: 0
 Total Baths: 22



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

Code	Description	Qty	Size	Cond.	Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment	
SH1F	Shed Frame	1	140	AV	2007	20,000	8	0	0	0	
SH1F	Shed Frame	1	160	VG	2012	20,000	2	0	0	0	
SP1V	InGround Poo	1	648	VG	2011	28,000	2	21,773	21,300	14,910	
Total Sp. Features:									21,300	Total Appraised:	21,300
Total Yard Items									21,300	Total Assessed Value	14,910



Sub Area Detail

Code	Desc.	Living	Gross Area
FUS	Finished Upp	1,393	1,393
FFL	First Floor	993	993
WBA	Walkout Fin Bemt Av	0	596
VLN	Vaulted Ceiling	0	220
FGR	Garage	0	483
WDC	Wood Deck	0	256
WOB	Walkout Basement	0	993
Total		2,386	4,934

UnSketched Subareas: WBA (596)

#18-12

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: 58 FIELD ROAD	PIN #: 423700
Zoning District: R-25	Volume/Page: 1450/283
Applicant: FLEMING HOMES LLC	Property Owner: CHRISTOPHER WATSON
Home or Business Address: 57 CHRISTIAN STREET WALLINGFORD CT 06492	Home or Business Address: 58 FIELD ROAD CROMWELL 06416
Phone #: (203) 668-6070	Phone: (800) 338-3056
Email: Brent.Hend@gmail.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:
<u>Type of Application (check one):</u> <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)	
<u>Description of Request:</u> Request a variance for relief from the R-25 front yard setback of 26' to 13ft.	

Justification for Request:

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

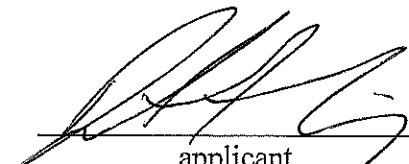
If Appealing a decision of the ZEO, explain why you feel the ZEO is wrong.

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).

House was built in 1956 with front yard setback
at 25ft. CURRENT setbacks are 40ft in front yard. Unable
to go to the rear of the home due to their septic location.
Proposed setback with addition will be 13'

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.

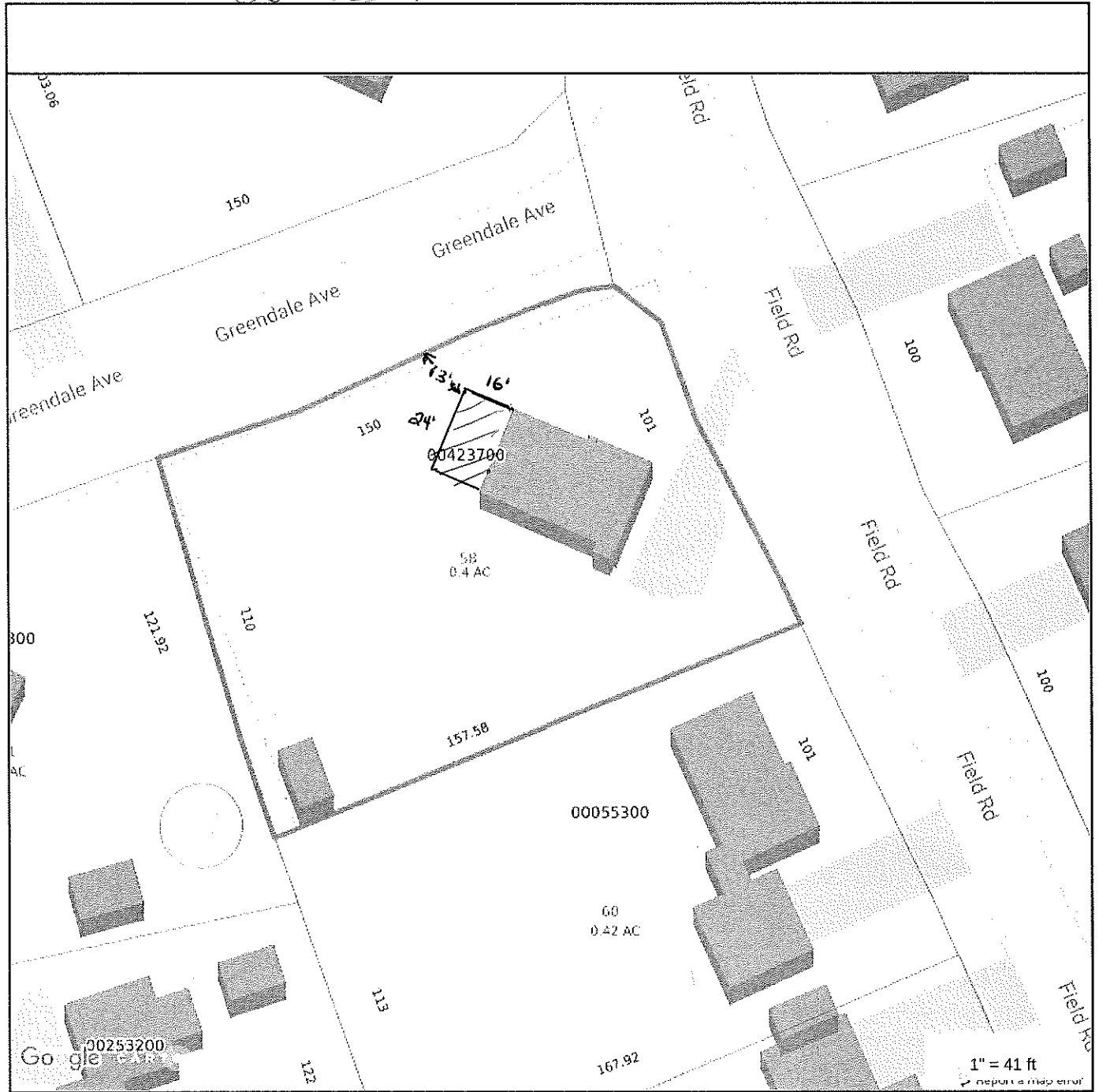


applicant

6/21/18

date

#18-12



Property Information

Property ID 00423700
 Location 58 FIELD ROAD
 Owner WATSON CHRISTOPHER



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 06/20/2018



Patriot Properties Inc.

Property Factors

Census 5703

Flood: Level

Street: Paved

Dev. Map

Dev. Map

Zoning Data

Desc. %
R-25 100.00

Parcel ID: 00423700 Location: 58 FIELD ROAD

Mag-Lot 58-99

Last Revaluation - October 1, 2017

Current Owner
WATSON CHRISTOPHER
Percent 100

Current Value Information
Use Code 101
Land Value 98,600
TOTAL 98,600

Mkt Adj Cost
Building Value 75,900

Outbuildings 300
Total Value 174,800

Total Assessed 122,360

0 58 FIELD ROAD
CROMWELL CT 06416

Previous Value Information

Previous Owner(s)	Tax Yr	Land Value	Bldg Value	Outbuildings	Total Value	Total Assessed
MORRISSEY JAMES	2018	98,600	75,900	300	174,800	122,360
	2017	98,600	75,900	300	174,800	122,360
	2016	103,890	84,090	110	188,090	131,660
	2015	103,890	84,090	110	188,090	131,660
	2014	103,890	84,090	110	188,090	131,660
	2013	103,890	77,360	110	181,360	126,950

Sales Information

Grantee	Vol-Page	Type	Sale Date	Sale Price	Sale Verif	General Notes
WATSON CHRISTOPHER	1450-283		03/12/2013	215,000		
MORRISSEY JAMES	1196-223		02/16/2007	195,000		
BLINN LINDA	1116-16		09/30/2005			No Consideration
SHOAF PAULINE G	810-222		11/13/2001			

Utilities
Public Water 2
Septic 6
BAA

Activity Information

Date	Results	Visited By	Date	Permit #	Description	Amount	% Comp	Visit Date	CO Date	General Notes
09/30/2017	No Change - Field Review	Dave Stanhard	08/09/2010	19242	Furnace	5,200	100	08/09/2010		Rblce
06/06/2017	No Change - Field Review	John Hocking	03/09/2007	16750	Electric	1,500	100	04/17/2007	04/17/2007	200 amp
07/31/2014	Change - RE Listing	SHAWNA								
08/22/2012	No Change - Field Review									
08/09/2010	Permit- Miscellaneous	AO								
04/17/2007	Permit- Miscellaneous	AO								
12/30/2006	Callback									
12/05/2006	Measured									
07/14/1997	Measure & Inspected									

Building Permit Information

Land Data

Use	Description	Units	Type	Neigh	Land Adjustments	Special Land Calc	Appraised Value	PA 490 Asmt	Neigh Order	Notes
101	Single Family	17,424	SF	R5			98,600	0	4500	
Total Area:		0.40								
Total Appraised:					98,600					
Assessed Value:							69,020			

ParcelID: 00423700
 Bldg Seq 1 Of 1

Location: 58 FIELD ROAD

Printed By: Shawna 04/06/2018 9:03:36PM

Exterior Information

Building Type: Ranch
 Story Ht: 1 Story
 Living Units: 1
 Foundation:
 Prim. Ext. Wall: Vinyl Siding
 Sec. Ext. Wall: Gable
 Roof Type: Asphalt Shn
 Roof Cover: Asphalt Shn
 Avg. Wall Rft: WHITE
 Color: WHITE

Condo Information

Name:
 Style:
 Location:
 Tot Units:
 General Information
 Year Blt: 1956
 Grade: C
 Remodeled Yr: 2012
 Rem. Kitchen Yr:
 Rem. Bath Yr:

Interior Information

Prime Wall: Drywall
 Sec. Wall: Hardwood
 Floor Type: Pine/Soft Wo 50%
 Sec. Floor: Pine/Soft Wo 50%
 Heat Fuel: Oil
 Heat Type: Hot Water
 Sec. Ht Type:
 % A/C: 0
 % Sprinkled: 0
 Bsmt Gar: 0
 Kitchens: 1 Add. KIt: 0
 Fireplaces: 0 Gas: 0
 Int. Condition: Average

Depreciation

Phys Cond	Average	%
Furn	0.00	
Econ	0.00	
Spec	0.00	
OV	0.00	
Total %Dep:	40.00	

Calculation

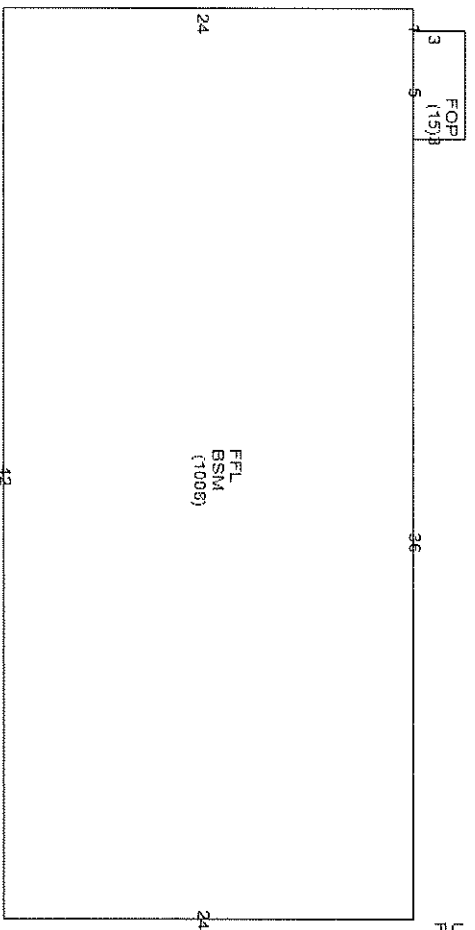
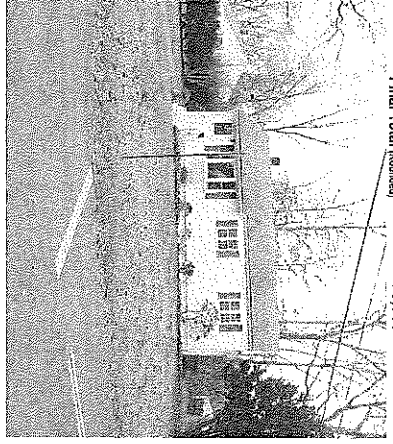
Basic \$SD	64.00
Replacement Cost	126,577
Depreciation	50,631
Depreciated Value	75,946
Final Total (Rounded)	75,900

Room Count

Total Rooms: 7
 Bedrooms: 3

Bath Features

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



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

Code	Description	Qty	Size	Cond.	Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment
PA1B	Patio Brck	1	80	FR	2007	3.50	10	336	300	210
Total Sp. Features:										
									Total Appraised:	300
									Total Assessed Value	210

Code	Desc.	Sub Area Detail	Living	Gross Area
FFL	First Floor		1,008	1,008
FOP	Framed Open		0	15
FBB	Fin Bsmt Bl Avg		0	240
BSM	Basement		0	1,008
Total			1,008	2,271

**TOWN OF CROMWELL
ZONING BOARD OF APPEALS
REGULAR PUBLIC HEARING AND MEETING
6:30 PM TUESDAY JUNE 12, 2018
ROOM 224/225 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

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

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

Also Present: Director of Planning and Development Stuart Popper, Zoning Enforcement Officer Bruce Driska, Town Council Liaison Samantha Slade

1. Call To Order

The meeting was called to order by Chairman Morin at 7:02 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

None

4. Approval of Agenda

Chairman Morin advised the applicants that four votes to approve were needed for variances and told them they could choose to proceed tonight or reschedule to next month. All three applicants confirmed that they wished to proceed.

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

5. Public Comments: None

6. New Business: None

7. Public Hearing:

- a. Application #18-07: Request for Variance from Sections 2.2.B Bulk Requirements of the Zoning Regulations (Side yard setback and Building Coverage ratio) to allow for the reconstruction of an existing garage at 8 Freestone Avenue. Wesley M. Jacobs is the Applicant and Owner.

John Whitney read the legal notice.

Mark Zampino made a motion to open the public hearing, Seconded by Daniel Delisle.
All in favor; motion passed.

Wesley Jacobs presented the application. He said that he wanted to demolish his existing garage and rebuild it in the same space. He planned to remove the shed that was currently on his property. He said that relocating the garage off the property line would impact his irrigation system and prevent him from fitting a second car in the garage. He said that he needed the garage for storage. He was concerned about security as there had been some break-ins and thefts in the area. He said that he had letters of support from nine of his neighbors and would be using two local contractors to do the work.

Mr. Popper asked about the planned dimensions. The applicant said the garage was 24 feet wide. He wanted to extend and even off the back of the garage, which was currently 21 feet in part and 19 feet in part, so that it would be 24 feet by 26 feet. Mr. Popper said that the building coverage would be increased by 1.6% and that the garage would be close to the property line.

Chairman Morin asked if he would still be over the ratio after the shed was removed and he was told yes, as it is an older neighborhood and a non-conforming lot.

The application was opened to public comment.

John Hollis, 11 Freestone Avenue, said he did not see any negatives with the application.

Samantha Slade, 128 Nook Hills Road, said she was in favor. She said that this application was similar to those approved in the past. She said that the project would improve the aesthetics on a non-conforming lot and that the non-conforming lot was the hardship. She said it was a good move for the neighborhood.

Anthony Garrity, 11 Goodrich Avenue, said that he was the abutting rear neighbor and he had no objections.

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

John Whitney made a motion to approve Application #18-07: Request for Variances from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side yard setback and building coverage ratio); Seconded by Daniel Delisle.

Chairman Morin said that this proposal was in character with the neighborhood and that the hardship was that the lot was non-conforming.

All in favor; motion passed.

Chairman Morin advised the applicant to wait for the legal notice to be published before beginning construction.

- b. Application #18-08: Request for Variances from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side yard setback and building coverage ratio) to allow for the construction of a shed in the rear yard at 351 Main Street. Benn Langlais is the Applicant and the Owner.

Chairman Morin read the legal notice.

Daniel Delisle made a motion to open the public hearing, Seconded by John Whitney.
All in favor; motion passed.

Benn Langlais began by submitting the mailing certificates and a packet of materials to the Commission. The materials showed the general location of the shed, an example of the type of shed he wanted and photographs of his property in relation to the property line and the abutting neighbor. He said that the exact location of the shed would be dependent on the movers, but that it would be placed somewhere within the proposed 10X16' plot and be within 5 feet of the property line. He abuts an apartment complex. He said that his property had been in existence since 1851 and was non-conforming. He said that his neighbor had a shed within 5 feet of the property line and he was not aware of any concerns caused by it. He had outdoor equipment he wanted to store out of sight.

Mr. Popper said that the shed would be 1 ½ feet from the property line. Mr. Langlais clarified the location with the Commission. Chairman Morin asked about lot coverage and the depiction of the house being over the lot line per the GIS and Mr. Driska said that the GIS was not as accurate as a property survey.

There were no public comments.

Mark Zampino made a motion to close the public hearing, Seconded by John Whitney.
All in favor; motion passed.

Mark Zampino made a motion to approve Application #18-08: Request for Variances from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side yard setback and building coverage ratio); Seconded by John Whitney.

Chairman Morin said that this was the only spot available to the applicant and he did not think that it would pose an eyesore or disturb anyone.

All in favor; motion passed.

Chairman Morin advised the applicant to wait for the legal notice to be published before beginning construction.

- c. Application #18-09: Request for Variances from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side yard setback and building coverage ratio) to allow for the

construction of an addition in the rear of the house. Jeremy A. Zeedyk is the Applicant and the Owner.

Dan Delisle read the legal notice.

Dan Delisle made a motion to open the public hearing, Seconded by Mark Zampino. *All in favor; motion passed.*

Jeremy Zeedyk said that his house was built in 1948 and his lot was 2/10 of an acre. He said that he had a sunporch about 8 feet from the property line and wanted to utilize the pad and footings to construct a two-story addition. The room would be extended another 8 feet and be about 9 feet from the property line. He said he needed the additional room and that neighbors had done similar projects. He said that he abutted a field to the rear of his property. Chairman Morin asked if there had been a previous variance for the sunporch and Mr. Popper said no.

There were no public comments.

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

John Whitney made a motion to approve Application #18-09: Request for Variances from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side yard setback and building coverage ratio); Seconded by Mark Zampino.

Chairman Morin said that this was another house in the neighborhood that doesn't meet the regulations and is non-conforming. He asked Mr. Popper if the regulations could be revised to address all of the non-conforming lots in town and Mr. Popper said that there was money in the budget to work with the town attorney on the matter.

All in favor; motion passed.

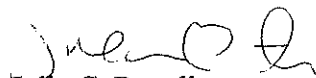
Chairman Morin advised the applicant to wait for the legal notice to be published before beginning construction.

8. Approval of Minutes:

- a. May 8, 2018: Mark Zampino made a motion to approve the minutes as presented; Seconded by Daniel Delisle. *All in favor; motion passed.*

9. Adjourn: Motion to adjourn at 7:36 p.m. by Chairman Morin. *All in favor; motion passed.*

Respectfully Submitted,



Julie C. Petrella
Recording Clerk