

## Town of Cromwell Zoning Board of Appeals

**REGULAR PUBLIC HEARING AND MEETING**  
**6:30 P.M. TUESDAY JULY 14, 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. Public Comments
6. Public Hearings:
  - a. Application #20-03: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (front Yard Setback) to allow for the construction of a front porch at 8 McDonald Avenue. Michael A. Turcotte Jr. is the Applicant and Michael A. Turcotte Jr. and Lauren E. Smizer are the Owners.
7. Approval of Minutes:
  - a. January 14, 2020
8. Adjourn

RECEIVED FOR RECORD  
Jul 10, 2020 11:23A  
JoAnn Boyle  
TOWN CLERK  
CROMWELL, CT

# **Memo**

**To: Zoning Board of Appeals**  
**From: Stuart B. Popper, AICP**  
**Director of Planning and Development**  
**Date: July 10, 2020**  
**Re: Comments on the July 14, 2020 Meeting Agenda**

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## **6. Public Hearing:**

Application #20-03: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (front Yard Setback) to allow for the construction of a front porch at 8 McDonald Avenue. Michael A. Turcotte Jr. is the Applicant and Michael A. Turcotte Jr. and Lauren E. Smizer are the Owners.

*The existing nonconforming 14,374 square foot lot is located in the R-15 Zone District on the south side of McDonald Avenue. The site contains a 1,224 square foot single family house and a 524 square foot detached garage.*

*The applicant is asking for a variance of the front yard setback to expand the existing nonconforming front porch along the front of the house. The basis of the hardship is the fact that the house was constructed in 1943 and the existing Zoning Regulations have made it nonconforming. Attached is a copy of the site plan showing the proposed front porch.*

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 14, 2020 in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #20-03: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (front Yard Setback) to allow for the construction of a front porch at 8 McDonald Avenue. Michael A. Turcotte Jr. is the Applicant and Michael A. Turcotte Jr. and Lauren E. Smizer are the Owners.

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 29th day of June 2020

**TOWN OF CROMWELL  
ZONING BOARD OF APPEALS**

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

<b>Address:</b> 8 McDonald Avenue	<b>PIN #:</b> 00298400
<b>Zoning District:</b>	<b>Volume/Page:</b> 1581-182
<b>Applicant:</b> Michael Turcotte Jr	<b>Property Owner:</b> Michael Turcotte & Lauren Smizer
<b>Home or Business Address:</b> 8 McDonald Avenue, Cromwell, CT	<b>Home or Business Address:</b> 8 McDonald Ave, Cromwell, CT 06416
<b>Phone #:</b> (860) 614-8510	<b>Phone:</b> (860) 614-8510
<b>Email:</b> mturcottejr@gmail.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>
<b>Signature:</b> Michael Turcotte Jr	<b>Signature:</b> Michael Turcotte Jr
<b>Type of Application (check one):</b>	
<input checked="" type="checkbox"/> Variance from Section <u>2.2.B</u> 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)	
<b>Description of Request:</b>	
I am requesting to replace my current front porch with a deck and overhanging roof to meet and not exceed the existing closed front porch. The condition of the current front porch is deteriorating and needs to be reconstructed. The new deck would extend along the entire front of the house, but not beyond the front wall of the existing porch.	

**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.

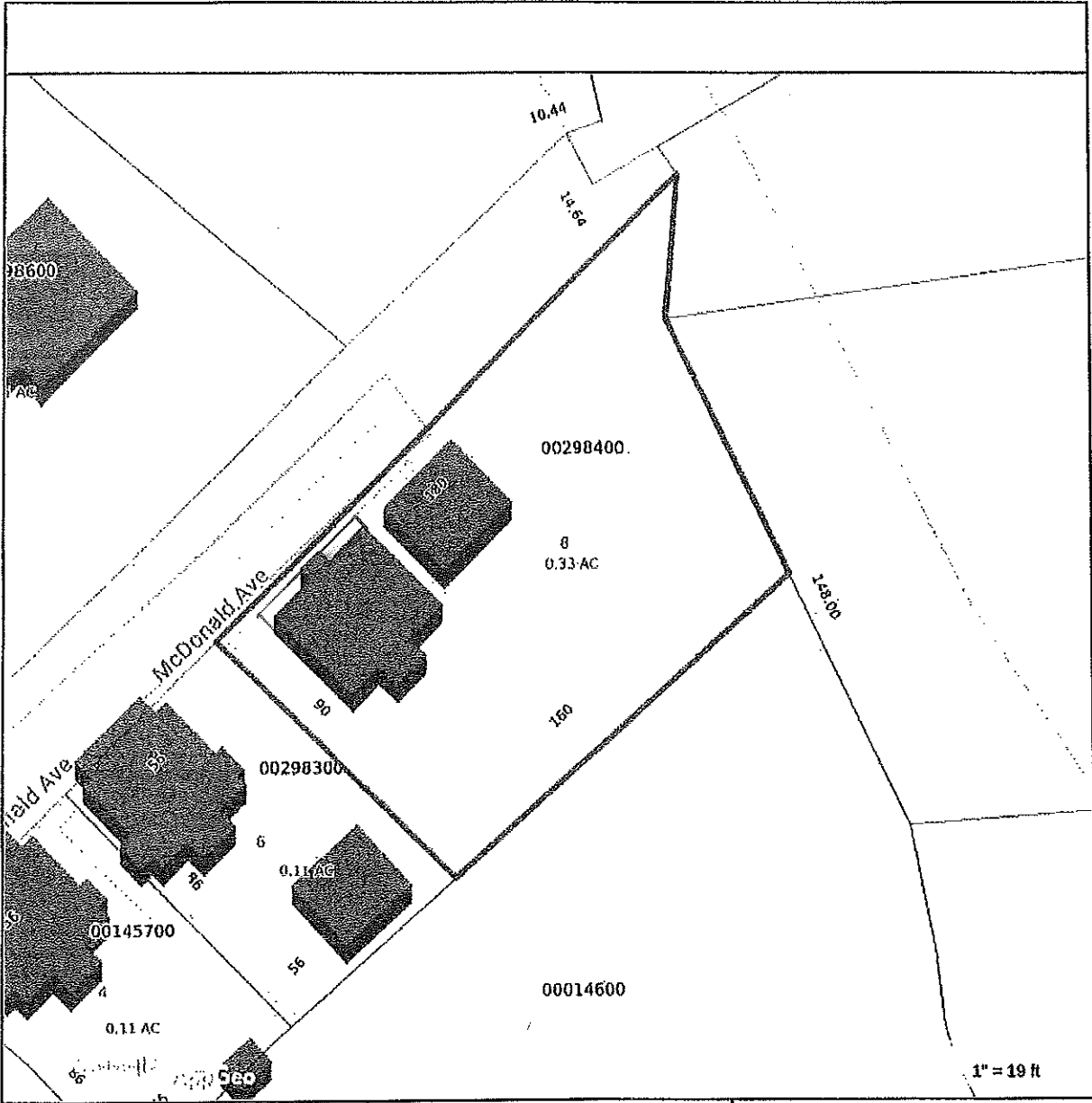
If Requesting DMV Location Approval, state the date of the original Public Hearing (if any).

I am applying for a variance because my house was constructed in 1943 prior to current zoning regulations. My front porch already exists too close to the street and cannot be moved back to comply with the current regulation. The newly constructed porch will run the length of the house but will not exceed the front wall of the existing porch. The current porch is deteriorating and needs replacement.

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.

Michael Turvotte Jr  
applicant

6-11-2020  
date



**Property Information**  
 Property ID 00298400  
 Location 8 MCDONALD AVENUE  
 Owner TURCOTTE 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.

Geometry updated 7/1/2018  
 Data updated 11/18/2018

**TOWN OF CROMWELL  
ZONING BOARD OF APPEALS  
SPECIAL PUBLIC HEARING AND MEETING  
6:30 P.M. TUESDAY JANUARY 14, 2020  
ROOM 224/225 CROMWELL  
TOWN HALL, 41 WEST STREET**

**Minutes**

RECEIVED FOR RECORD  
Jan 29, 2020 10:28A  
JoAnn Doyle  
TOWN CLERK  
CROMWELL  
12

**Present:** Vice Chairman Daniel T. Delisle, John Whitney, Mark Zampino, John Keithan, and Brian Fisk (alternate)

**Absent:** Chairman Joseph Morin, Steve Wygonowski (alternate)

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

1. **Call to Order:** The meeting was called to order by Vice Chairman Daniel T. Delisle at 6:31 p.m.
2. **Roll Call:** The presence of the above members was noted.
3. **Seating of Alternates:**  
Mark Zampino made a motion to approve to seat alternate Brian Fisk; Seconded by John Keithan. *All in favor; motioned passed.*
4. **Approval of Agenda:**  
Brian Fisk made a motion to approve the amended agenda; Seconded by John Whitney. *All in favor; motioned passed.*
5. **Public Comments:** None.
6. **Approval of 2020 Meeting Calendar:**  
John Keithan made a motion to approve the 2020 Meeting Calendar; Seconded by Mark Zampino. *All in favor; motioned passed.*
7. **Public Hearings:**  
Vice Chairman Daniel T. Delisle read Application # 19-14 for the public hearing.
  - a. Application #19-14: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of a single-family home with an attached garage at 560 Main Street. Salvatore and Salvatrice A. Petrella are the Applicants and Owners.

Brian Fisk made a motion to open the public hearing for Application #19-14; Seconded by John Whitney. *All in favor; motion passed.*

Mr. Petrella, the applicant presented the application and described the configuration of the existing nonconforming lot noting it was only ninety-four feet wide at the front lot line along Main Street and narrowed to fifty-eight feet at the rear lot line. He explained that he was seeking to build a new single-family home with an attached garage for he and wife to reside in at 560 Main Street. Mr. Petrella said that all the other building along Main Street were oriented perpendicular to the street.

Mr. Petrella said he was seeking the variance so that his building could be perpendicular to Main Street and fit in with the other houses. He explained that he was seeking a variance of the required sideyard from 15 feet on the north and south sides to about 12 feet on the north and south sides. Mr. Petrella noted that the hardship was the nonconforming shape of the lot.

Mr. Petrella entered several letters of support into the record from the surrounding property owners.

The hearing became open to the public. There were no members of the public speaking.

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

Seconded by Mark Zampino. *All in favor; motion passed.* Mark Zampino made a motion to approve Application #19-14: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of a single-family home with an attached garage at 560 Main Street. Salvatore and Salvatrice A. Petrella are the Applicants and Owners with hardships noted.

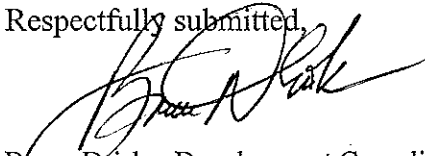
**7. Approval of Minutes:**

- a. October 8, 2019 - John Whitney made a motion to approve the minutes as presented; Seconded by Mark Zampino. *All in favor; motion passed.*

**8. Adjourn:**

John Whitney made a motion to adjourn the meeting. *All in favor; motion passed.* Meeting adjourned at 6:48 p.m.

Respectfully submitted,



Bruce Driska, Development Compliance Officer  
Acting Recording Clerk