

## Town of Cromwell Zoning Board of Appeals

***SPECIAL PUBLIC HEARING AND MEETING  
6:30 P.M. TUESDAY OCTOBER 8, 2019  
ROOM 224/225 CROMWELL  
TOWN HALL, 41 WEST STREET***

RECEIVED FOR RECORD  
Oct 03, 2019 10:23A  
JOAN AHLQUIST  
TOWN CLERK  
CROMWELL, CT

### AGENDA

1. Call to Order
2. Roll Call
3. Seating of Alternates
4. Approval of Agenda
5. Public Comments
6. Public Hearings:

a. Application #19-10: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Minimum Side Yard Setback) to allow for the construction of the garage 55 Field Road. Laura Beth Corey is the Applicant and the Owner. (continued from September 10, 2019 meeting).

b. Application #19-12: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Maximum Building Coverage) to allow for the construction of a rear deck at 9 Ranney Street. Keith B. Sipes is the Applicant and Keith B. and Christine M. Sipes are the Owners.

c. Application #19-13: Request for Variance from Section 2.7.B Fences of the Zoning Regulations (Height of a fence in the front yard) and Section 5.7 Corner Lots and 5.8 Visibility at Intersections to allow for the construction of a 6' high fence in the front yard of a corner lot at 78 North Road. Elizabeth Harrison is the Applicant and Elizabeth and Eric Harrison are the Owners.

7. Approval of Minutes:
  - a. September 10, 2019
8. Adjourn

LEGAL NOTICE  
PUBLIC HEARING  
TOWN OF CROMWELL ZONING BOARD OF APPEALS

The Cromwell Zoning Board of Appeals will hold a Special Public Hearing and Meeting at 6:30 pm on Tuesday October 8, 2019 in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #19-12: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Maximum Building Coverage) to allow for the construction of a rear deck at 9 Ranney Street. Keith B. Sipes is the Applicant and Keith B. and Christine M. Sipes are the Owners.
  
2. Application #19-13: Request for Variance from Section 2.7.B Fences of the Zoning Regulations (Height of a fence in the front yard) and Section 5.7 Corner Lots and 5.8-Visibility at Intersections to allow for the construction of a 6' high fence in the front yard of a corner lot at 78 North Road. Elizabeth Harrison is the Applicant and Elizabeth and Eric Harrison 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 24<sup>th</sup> day of September 2019

# 19-10

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**

<b>Address:</b> 55 FIELD RD	<b>PIN #:</b> 00443800
<b>Zoning District:</b> R-25	<b>Volume/Page:</b> 1644-238
<b>Applicant:</b> LAURABETH COREY	<b>Property Owner:</b> SAME
<b>Home or Business Address:</b> 55 FIELD RD CROMWELL CT 06416	<b>Home or Business Address:</b> 55 FIELD RD CROMWELL CT 06416
<b>Phone #:</b> 860-982-1607 <b>Email:</b> LaurabethCorey@Gmail.com	<b>Phone:</b> 860-982-1607
<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> <b>Signature:</b> 	<i>I hereby consent to the Applicant acting as my agent for the purpose of this application.</i> <b>Signature:</b> 
<b>Type of Application (check one):</b> <input checked="" type="checkbox"/> Variance from Section <u>2.7A</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> A variance is requested to allow less than five feet of offset for garage erected under permit #25963 issued April 5, 2019.	

**Justification for Request:**

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

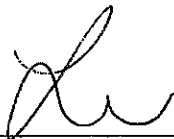
If Appealing a decision of the ZEO, explain why you feel the ZEO is wrong.

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).

A hardship exists because the structure was erected and completed according to the permit #25963 issued on April 5, 2019 and now that construction is complete, moving the garage is unrealistic and unfeasible. The plan submitted with the permit application was done in good faith with the assistance of the building, sanitation and zoning departments and the necessary signoffs were acquired prior to commencing work. The plan utilized boundaries presented from the GIS system as no plot plan or survey was on file with the town due to the age of the subdivision. No survey was required by the town and the permit was granted based on information available at the time. The GIS boundaries represented that the property had 40' side yard off of the rear of the foundation resulting in what was to be a 9-10' offset from the property line. The garage was erected within the required offset as known at the time of construction. Subsequently the abutting neighbor to the north (53 Field Rd) had his lot surveyed, and also had my property surveyed without my knowledge or permission. The survey he presented suggests that my property actually has only 35' of side yard resulting in my garage being 1.3 feet (27.6 inches) too close to the property line in the rear and 1.1 feet (13.2 inches) too close in front to be within regular zoning compliance. Unfortunately the GIS was apparently misstated and if the survey is accurate, only 35' of side yard exists from corner of foundation with a slight taper to the back yard with a shorter property line in the back vs the front of the property. The garage does not impede upon the neighbor's property and causes no harm or inconvenience to any neighboring properties. Additionally, there are no windows on the abutting neighbor's side and the garage provides the neighbor with increased privacy and it is aesthetically pleasing and in no way harms the neighborhood.

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

8/6/19  
\_\_\_\_\_  
date

APPLICATION # 19-30

# TOWN OF CROMWELL REQUEST FOR ZONING APPROVAL

\*Date of Application 04/02/2019 *\*Areas required for review*

\*Address of proposed activity 55 Field Road

\*Applicant Name Laurabeth Corey

\*Applicant Address 55 Field Rd

\*Phone Number: Day \_\_\_\_\_ Evening \_\_\_\_\_ Cell 860 982 1607

\*Email: Laurabeth.Corey@gmail.com

\*Owner Name Laurabeth Corey

**\* TYPE OF WORK**

Addition  Accessory Building (shed, gazebo)  Garage  Above Ground Fuel/Gas Tank

Sign (indicate: dimension type & quantity) \_\_\_\_\_

Pool  Hot Tub  Carport  Filling  Other specify: \_\_\_\_\_

**New Construction - Foundation As-Built must be approved before building construction commences**

Erosion and Sediment Bond Required  Yes  N/A E & S Bond # \_\_\_\_\_ Amount \$ \_\_\_\_\_

Zoning District R-25 Assessor Map# \_\_\_\_\_ Block# \_\_\_\_\_ Lot# \_\_\_\_\_

ZBA Approved  Yes  N/A Volume \_\_\_\_\_ Page \_\_\_\_\_

\*Are there Wetlands/Vernal Pools or Watercourses on this Property or within 100 feet of the requested activity?  Yes  No

an Inland Wetland Permit Required  Yes  No Permit# \_\_\_\_\_

\*Description of proposed activity \_\_\_\_\_

\*Dimensions: Height 12 Width 26 Length 38 \_\_\_\_\_ N/A \_\_\_\_\_

\*Living Floor Area: First Floor \_\_\_\_\_ Second Floor \_\_\_\_\_ Garage  \_\_\_\_\_ N/A \_\_\_\_\_

Special Permit Required  Yes  No Record Volume: \_\_\_\_\_ Page: \_\_\_\_\_

Are the approved mylars signed and filed in the Town Clerk's Office:  Yes  N/A

Map file numbers \_\_\_\_\_ to \_\_\_\_\_

This request, if approved is based upon information and plot plan submitted. Falsification by misrepresentation or omission, or failure to comply with the conditions of approval shall constitute a violation of the Town of Cromwell Zoning or Wetlands Regulations.

\*Signature: [Signature]

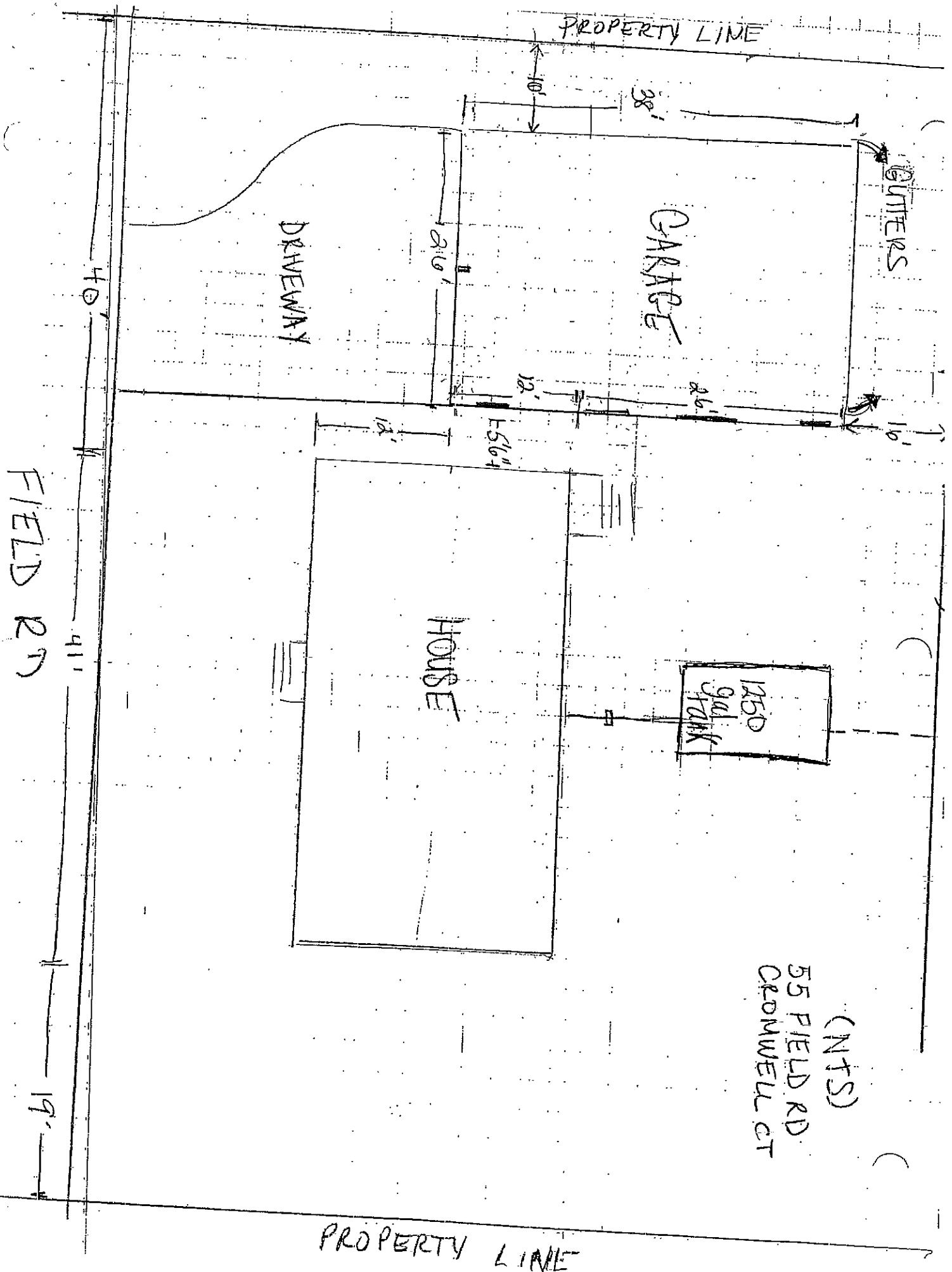
\*Check One:  Owner  Applicant  Agent

~~~~~  
 Approved by [Signature] Date 04/04/19

Rejected by: \_\_\_\_\_ Date: \_\_\_\_\_

Condition(s) of approval: \_\_\_\_\_

**CROMWELL ZONING REGULATION §8.2.A-** "No building, sign or other structure shall be constructed, reconstructed, altered, extended or enlarged in whole or in part for any purpose until a Zoning Signoff has been issued by the Zoning Enforcement Officer."



PROPERTY LINE

ENTERS

GARAGE

DRIVEWAY

HOUSE

1250  
GAL  
TANK

(NTS)  
55 FIELD RD.  
CROWWELL CT

PROPERTY LINE

FIELD RD

40'

41'

19'

10'

38'

20'

12'

56'

12'

Appoe # 19-12

rev. 6/20/2011

\$160

TOWN OF CROMWELL  
ZONING BOARD OF APPEALS

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| Address: 9 Ranney Rd.                                                                                                                                                                                                                                                                                                                                                                                                            | PIN #: 00414700                                                                                                     |
| Zoning District: R-15                                                                                                                                                                                                                                                                                                                                                                                                            | Volume/Page: 552-120                                                                                                |
| Applicant: Keith Sipes                                                                                                                                                                                                                                                                                                                                                                                                           | Property Owner: Same                                                                                                |
| Home or Business Address: Keith Sipes<br>9 Ranney Rd. Cromwell                                                                                                                                                                                                                                                                                                                                                                   | Home or Business Address: Same                                                                                      |
| Phone #: 860-635-3011                                                                                                                                                                                                                                                                                                                                                                                                            | Phone: Same                                                                                                         |
| Email: keithsipesphotography@yahoo.com                                                                                                                                                                                                                                                                                                                                                                                           | Signature: Keith Sipes                                                                                              |
| 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.<br>Signature: Keith Sipes                                                                                                                                                        | I hereby consent to the Applicant acting as my agent for the purpose of this application.<br>Signature: Keith Sipes |
| <u>Type of Application</u> (check one):<br><input checked="" type="checkbox"/> Variance from Section 2.2.B building coverage Ratio of the Zoning Regulations.<br><input type="checkbox"/> Appeal from ZEO Decision dated _____<br><input type="checkbox"/> Change of Non-Conforming Use Special Permit.<br><input type="checkbox"/> Application for Motor Vehicle Location Approval (attach copy of your completed DMV Form K-7) |                                                                                                                     |
| <u>Description of Request:</u><br>344 SF Deck Behind Home exceeds 15% building coverage ratio to 17.78%.                                                                                                                                                                                                                                                                                                                         |                                                                                                                     |

**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).

In 1969 when the house was built it conformed with zoning. Changes to the zoning requirements necessitates this request.

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.

Kath B. Sipes  
applicant

9/6/2019  
date





**Patriot**  
Properties Inc.

**Property Factors**

Census 5703  
Flood:  
Topc: Rolling  
Street: Paved  
Dev. Map  
Dev. Map  
Zoning Data  
Desc. %  
R-15 100.00

Utilities  
3 Public Sewer  
9 Well-Pot Wat  
BAA

Parcel ID: 00414700  
Location: 9 RANNEY STREET  
Map-Lot 41-11  
Last Revaluation - October 1, 2017

Current Value Information  
Use Code 101  
Land Value 97,400  
PA 490 Value 0  
Mkt Adj Cost Building Value 130,800  
Outbuildings 300  
Total Value 228,500  
Total Assessed 159,950

Previous Value Information  
Tax Yr 2018  
Land Value 97,400  
Bldg Value 130,800  
Outbuildings 300  
Total Value 228,500  
Total Assessmen 159,950

Current Owner  
SIPES KEITH B  
CHRISTINE M  
0 9 RANNEY ST  
CROMWELL CT 06416

General Notes  
REFUSAL-BAD TIME, HUSBAND NOT HOME

Sales Information  
Grantee SIPES KEITH B  
Vol-Page 552-120  
Type SaleDate 03/03/1994  
SalePrice Sale Verif GeneralNotes  
0

**Activity Information**

| Date       | Results                          | Visited By    |
|------------|----------------------------------|---------------|
| 05/18/2016 | No Change - Field Review         | Dave Stannard |
| 11/09/2015 | No Change - Field Review         | John Hocking  |
| 06/22/2011 | Permit- Left Card- Door          | MM            |
| 09/27/2016 | Permit- Miscellaneous            | AO            |
| 11/09/2015 | Permit- Miscellaneous            | AO            |
| 08/22/2012 | Change - Field Review            | AO            |
| 06/22/2011 | Permit- Miscellaneous            | AO            |
| 09/19/2006 | Measured                         |               |
| 09/19/2006 | Measur/Int Refusal-No info given |               |
| 09/19/2006 | Measur/Int Refusal-No info given |               |

**Building Permit Information**

| Permit # | Description     | Amount | % Comp | Visit Date | CO Date | GeneralNotes              |
|----------|-----------------|--------|--------|------------|---------|---------------------------|
| 24038    | Bath Conversion | 11,702 | 100    | 09/27/2016 |         | Bathroom Remodel          |
| 23762    | Water Heater    | 1,000  | 100    | 11/09/2015 |         | Replace 40 gal Electric W |
| 19926    | Water Heater    | 850    | 100    | 06/22/2011 |         | 50 gal                    |

**Land Data**

| Use | Description   | Units     | Neigh | Special | Appraised Value | Land Calc | Asmt Order | Notes |
|-----|---------------|-----------|-------|---------|-----------------|-----------|------------|-------|
| 101 | Single Family | 14,810 SF | RS    |         | 97,400          |           | 0 5100     |       |

PA 490 Use Asmt: 0  
Total Appraised: 97,400  
Assessed Value: 68,160

**Exterior Information**  
 Building Type: Ranch  
 Story Ht: 1 Story  
 Living Units: 1  
 Foundation: Aluminum Sid  
 Prim. Ext. Wall: Stone/Masonr  
 Sec. Ext. Wall: Cable  
 Roof Type: Asphalt Shn  
 Roof Cover: Asphalt Shn  
 Avg. Wall Ht: WHITE  
 Color: WHITE

**Interior Information**  
 Prime Wall: Drywall  
 Sec. Wall: Carpet  
 Floor Type: Carpet  
 Sec. Floor: Electric  
 Heat Fuel: Electric  
 Heat Type: Electr Baseb  
 Sec. Ht Type: % A/C: 0  
 % A/C: 0  
 % Sprinkled: 0  
 Bsmt. Gar: 0  
 Kitchens: 1 Add. Kit: 0  
 Fireplaces: 1 Gas: 0  
 Int. Condition: Average

**Room Count**  
 Total Rooms: 9  
 Bedrooms: 4

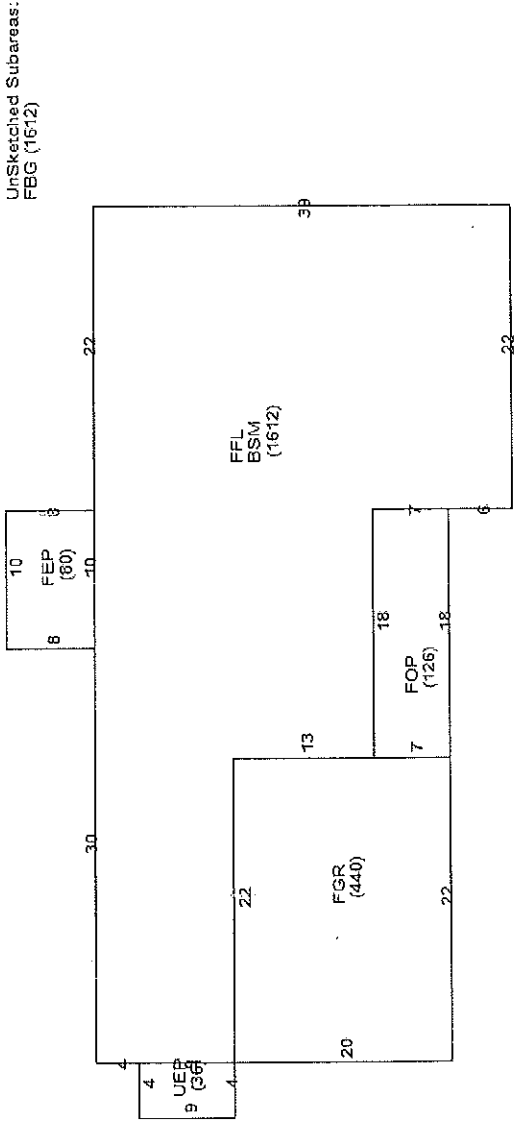
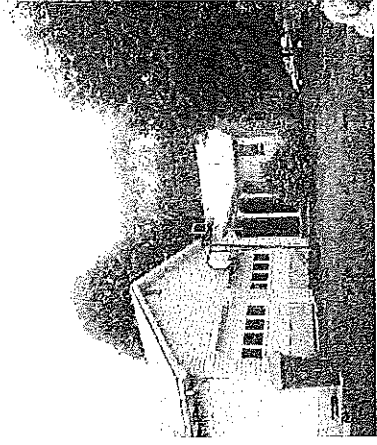
**Bath Features**  
 Full Baths: 3  
 Addl. Full Baths: 0  
 Half Baths: 0  
 Addl. Half Baths: 0  
 Full Bths Below: 0  
 Half Bths Below: 0  
 Other Fixtures: 0  
 Total Baths: 3

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

**General Information**  
 Year Bilt: 1989  
 Grade: C+  
 Remodeled Yr:  
 Rem. Kitchen Yr:  
 Refin. Bath Yr: 2016

**Depreciation %**  
 Average: 40.00  
 Phys Cond: 40.00  
 Func: 0.00  
 Econ: 0.00  
 Spec: 0.00  
 OV: 0.00  
 Total %Dep: 40.00

**Calculation**  
 Basic \$/SQ: 64.00  
 Replacement Cost: 218,082  
 Depreciation: 87,225  
 Depreciated Value: 130,857  
 Final Total (Acured): 130,800

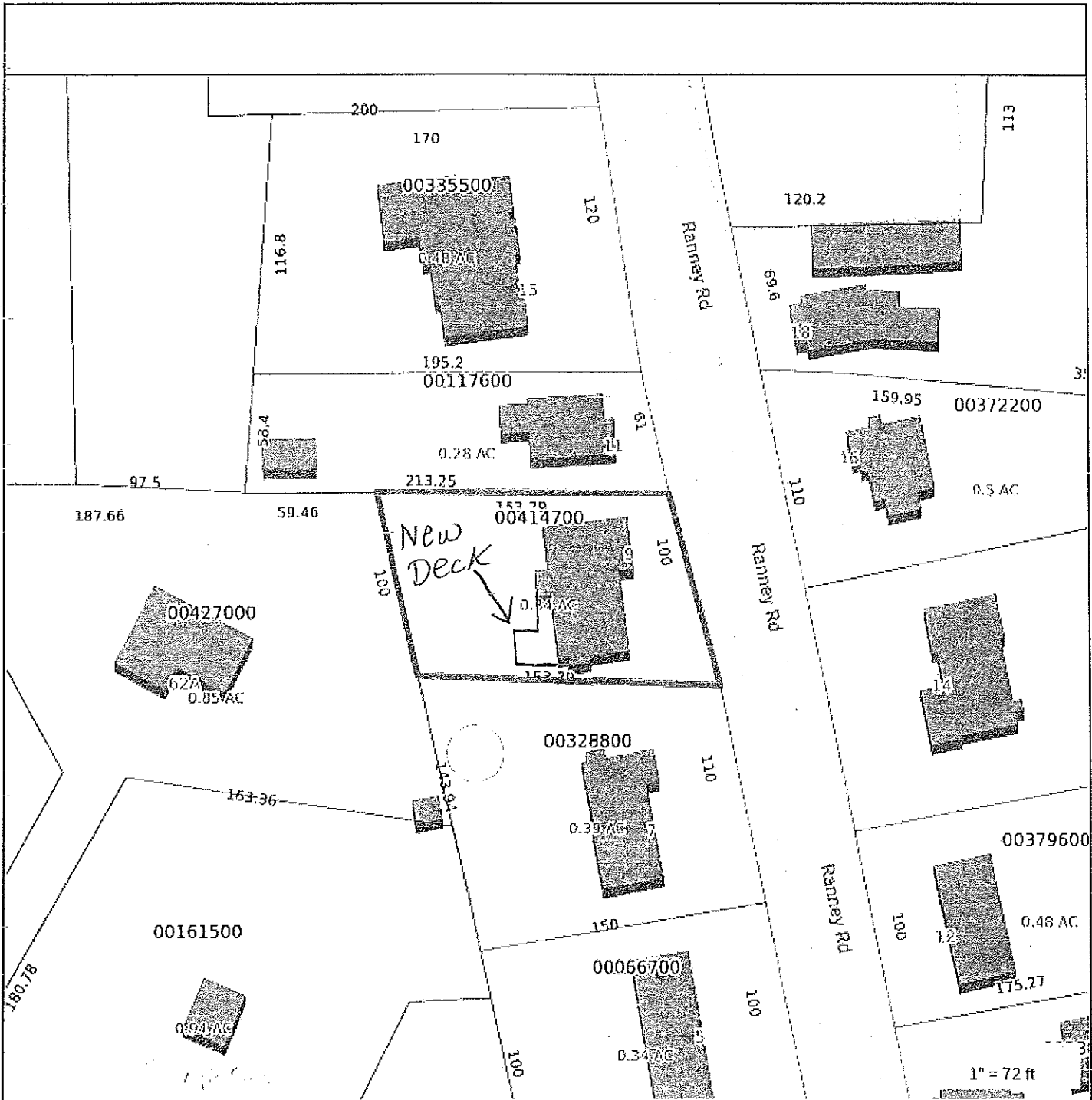


Unsketched Subareas:  
 FBG (1612)

| Extra Features / Yard Items (1st 10 Lines Displayed) |              |     |      |       |      |            |      |            |                 |            |
|------------------------------------------------------|--------------|-----|------|-------|------|------------|------|------------|-----------------|------------|
| Code                                                 | Description  | Qty | Size | Cond. | Year | Unit Price | Dep% | UndepValue | Appraised Value | Assessment |
| PA1C                                                 | Patio Concre | 1   | 108  | AV    | 2007 | 2.50       | 8    | 324        | 300             | 210        |
| Total Yard Items                                     |              |     |      |       |      | 300        |      |            | 300             | 210        |
| Total Sp. Features:                                  |              |     |      |       |      | 300        |      |            | 300             | 210        |
| Total Appraised:                                     |              |     |      |       |      | 300        |      |            | 300             | 210        |
| Total Assessed Value                                 |              |     |      |       |      | 300        |      |            | 300             | 210        |

| Sub Area Detail |                  |        |            |
|-----------------|------------------|--------|------------|
| Code            | Desc.            | Living | Gross Area |
| FFL             | First Floor      | 1,612  | 1,612      |
| FEP             | Enclosed Por     | 0      | 80         |
| UEP             | Utility Enc Porc | 0      | 36         |
| FOP             | Framed Open      | 0      | 126        |
| FGR             | Garage           | 0      | 440        |
| FBG             | Fin Bsmt. Gd     | 0      | 1,612      |
| BSM             | Basement         | 0      | 1,612      |
| Total           |                  | 1,612  | 5,518      |

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



Property Information

Property ID 00414700  
 Location 9 RANNEY-STREET  
 Owner SIPES KEITH B



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

#19-13

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: 78 North Rd                                                                                                                                                                                                                                                                                                                                                                                                | PIN #: 00076500                                                                                  |
| Zoning District: R-40                                                                                                                                                                                                                                                                                                                                                                                               | Volume/Page: 1535-21                                                                             |
| Applicant: Elizabeth Harrison                                                                                                                                                                                                                                                                                                                                                                                       | Property Owner: Same                                                                             |
| Home or Business Address: 78 North Rd                                                                                                                                                                                                                                                                                                                                                                               | Home or Business Address: Same                                                                   |
| Phone #: 860-759-2842                                                                                                                                                                                                                                                                                                                                                                                               | Phone: Same                                                                                      |
| 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:                                                                                                                                                                                                                                                                                                                       | Signature:   |
| <b>Type of Application (check one):</b><br><input checked="" type="checkbox"/> Variance from Section 2.7.B+5, 7, +5.8 of the Zoning Regulations.<br><input type="checkbox"/> Appeal from ZEO Decision dated _____<br><input type="checkbox"/> Change of Non-Conforming Use Special Permit.<br><input type="checkbox"/> Application for Motor Vehicle Location Approval (attach copy of your completed DMV Form K-7) |                                                                                                  |
| <b>Description of Request:</b><br><input type="checkbox"/> Install a 6' tall privacy fence 15' from the edge of Ledge Rd and North Rd. Approximately 188' along North Rd and 140' along Ledge Rd.                                                                                                                                                                                                                   |                                                                                                  |

**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 house is positioned on the back corner of the lot due to subdivision. This left no usable space for our back yard. This house is set far back from North Rd and Ledge Rd on a hill. Therefore, the only usable space in our yard is the front and side yard along North Rd and Ledge Rd. Safety is a main concern because we have two small children who use the front and side yard. We need a safe space for them to play outside. Additionally, the street is busy and the neighborhood bus stop is on the corner of Ledge Rd and North Rd. This would provide a safer place for my children and the neighborhood children to wait for the bus in the mornings. The fence would be installed behind the line of trees on our property so it would be less noticeable from the road and also not obstruct the view of our house since the house is situated on a hill and the front yard lays lower in comparison. The number one reason for this fence is to provide safety, security, and privacy for my family.

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

9/5/19

date



**Patriot**  
Properties Inc.

**Property Factors**

Census 5701  
Flood:  
Top: Above Street  
Street: Paved  
Dev. Map B9B-95  
Dev. Map

**Zoning Data**

Desc. %  
R-40 100.00

Parcel ID: 00076500 Location: 78 NORTH ROAD Map-Lot 10-25 Last Revaluation - October 1, 2017

**Current Value Information**

| Use Code | Land Value | PA 490 Value | Mkt Adj Cost | Building Value | Outbuildings | Total Value | Total Assessed |
|----------|------------|--------------|--------------|----------------|--------------|-------------|----------------|
| 101      | 110,300    | 0            | 82,000       | 9,400          | 9,400        | 201,700     | 141,190        |
| TOTAL    | 110,300    | 0            | 82,000       | 9,400          | 9,400        | 201,700     | 141,190        |

**Previous Value Information**

| Tax Yr | Land Value | Bldg Value | Outbuildings | Total Value | Total Assessment |
|--------|------------|------------|--------------|-------------|------------------|
| 2018   | 110,300    | 82,000     | 9,400        | 201,700     | 141,190          |
| 2017   | 110,300    | 82,000     | 9,400        | 201,700     | 141,190          |
| 2016   | 110,610    | 76,570     | 9,000        | 196,180     | 137,330          |
| 2015   | 110,610    | 76,570     | 9,000        | 196,180     | 137,330          |
| 2014   | 110,610    | 76,570     | 9,000        | 196,180     | 137,330          |
| 2013   | 283,140    | 76,570     | 9,000        | 368,710     | 147,590          |

**General Notes**

IA

**Previous Owner(s)**

DAMIATA PENELOPE B  
SEBASTIAN J

**Current Owner**

HARRISON ELIZABETH  
ERIC

0 78 NORTH ROAD  
CROMWELL CT 06416

**Sales Information**

| Grantee                | Vol-Page | Type | SaleDate   | SalePrice | Sale Verif              | GeneralNotes |
|------------------------|----------|------|------------|-----------|-------------------------|--------------|
| HARRISON ELIZABETH     | 1535-21  |      | 08/28/2015 | 252,000   |                         |              |
| DAMIATA PENELOPE B     | 1496-10  |      | 06/20/2014 | 173,000   | Partial Portion (Split) | Utilities    |
| CARNAROLI VINCENT      | 1495-351 |      | 06/19/2014 | 0         | Other                   | Sewer Avail  |
| CARNAROLI CONCETTINA T | 1016-41  |      | 04/30/2004 | 0         |                         | Well-Pot Wat |
| CARNAROLI CONCETTINA T | 71-479   |      | 04/29/1963 | 0         |                         | BAA          |

**Activity Information**

| Date       | Results                    | Visited By    |
|------------|----------------------------|---------------|
| 09/30/2017 | No Change - Field Review   | Dave Stannard |
| 09/09/2017 | Change - Field Review      | John Hocking  |
| 02/22/2017 | Data Mailer No Change      | John Hocking  |
| 05/17/2016 | Permit- Miscellaneous      | AO            |
| 06/09/2014 | Map Filed Acreage Chg      | SHAWNA        |
| 12/19/2012 | Change - Value Change Town | SHAWNA        |
| 05/30/2012 | Change - Field Review      |               |
| 07/13/2006 | Measure & Inspected        |               |
| 05/05/1998 | Measure & Inspected        |               |

**Building Permit Information**

| Permit # | Description  | Date       | Amount | % Comp | Visit Date | CO Date    | GeneralNotes    |
|----------|--------------|------------|--------|--------|------------|------------|-----------------|
| 24037    | Solar Panels | 05/17/2016 | 37,555 | 100    | 05/17/2016 | 07/11/2016 | 35 Solar Panels |

**Land Data**

| Use | Description   | Units  | Type | Neigh | Special   | Appraised Value | PA 490 | Neigh | Notes |
|-----|---------------|--------|------|-------|-----------|-----------------|--------|-------|-------|
| 101 | Single Family | 40,000 | SF   | R5    | Land Calc | 108,900         | 0      | 2200  |       |
| 101 | Single Family | 0.120  | AC   | R5    | Land Calc | 1,400           | 0      | 2200  |       |

Total Area: 1.04 PA 490 Use Asmt: 0 Total Appraised: 110,300 Assessed Value: 77,210

**Condo Information**

Name:  
Style:  
Location:  
Tot Units:

**General Information**

Year Bilt: 1999  
Grade: C  
Remodeled Yr:  
Rem. Kitchen Yr:  
Rem. Bath Yr:

**Depreciation**

| Phys Cond          | Avg-Good     | %     |
|--------------------|--------------|-------|
| Func               | 0.00         | 34.00 |
| Econ               | 0.00         | 0.00  |
| Spec               | 0.00         | 0.00  |
| OV                 | 0.00         | 0.00  |
| <b>Total %Dep:</b> | <b>34.00</b> |       |

**Calculation**

Basic \$SQ 64.00  
Replacement Cost 124,287  
Depreciation 42,258  
Depreciated Value 82,029  
Final Total (Revised) 82,000

**Exterior Information**

Building Type: Ranch  
Story Ht: 1 Story  
Living Units: 1  
Foundation:

**Interior Information**

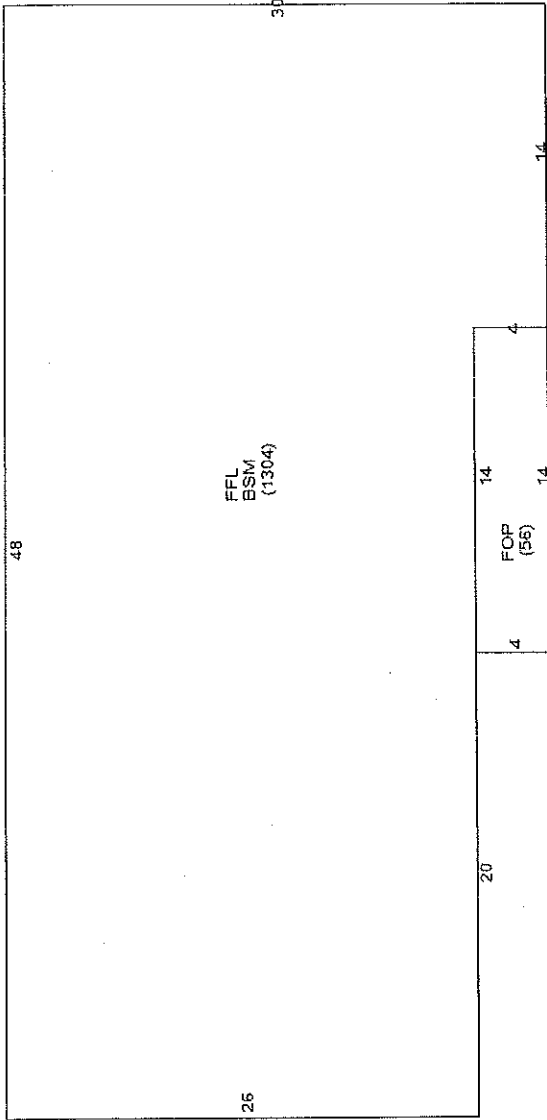
Prime Wall: Drywall  
Sec. Wall: Hardwood  
Floor Type: Oil  
Sec. Floor: Hot Water  
Heat Fuel:  
Heat Type:  
% A/C:  
% Sprinkled:  
Bsmt. Gar:  
Kitchens: 1 Add. Kit: 0  
Fireplaces: 0 Gas: 1  
Int. Condition: Typical

**Room Count**

Total Rooms: 5  
Bedrooms: 3

**Bath Features**

Full Baths: 1  
Addl. Full Baths: 0  
Half Baths: 0  
Addl. Half Baths: 0  
Full Bths Below: 0  
Half Bths Below: 0  
Other Fixtures: 0  
Total Baths: 10



| Code         | Desc.       | Living       | Gross Area   |
|--------------|-------------|--------------|--------------|
| FFL          | First Floor | 1,304        | 1,304        |
| FOP          | Framed Open | 0            | 56           |
| BSM          | Basement    | 0            | 1,304        |
| <b>Total</b> |             | <b>1,304</b> | <b>2,664</b> |

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

| Code                    | Description  | Qty | Size | Cond. | Year | Unit Price | Dep% | UndepValue   | Appraised Value | Assessment   |
|-------------------------|--------------|-----|------|-------|------|------------|------|--------------|-----------------|--------------|
| GAR1                    | Garage Frame | 1   | 480  | AV    | 1999 | 25.00      | 35   | 14,400       | 9,400           | 6,580        |
| SOL                     | Solar Panels | 1   | 35   | AV    | 2016 | 0.00       | 1    | 0            | 0               | 0            |
| <b>Total Yard Items</b> |              |     |      |       |      |            |      | <b>9,400</b> | <b>9,400</b>    | <b>6,580</b> |



Pasco Hill Rd

60.6

655.28

Ledge Rd

N Rd

193.95

188'



N Rd

160.00



1,041'

233.03

Ledge Rd

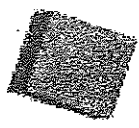
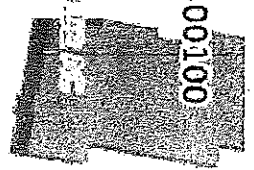
78

00076500

1.04 AC

235.35

11400100



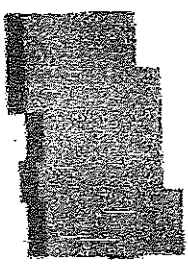
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43.50

162.72

210

Ledge Rd



99 AC

11400300

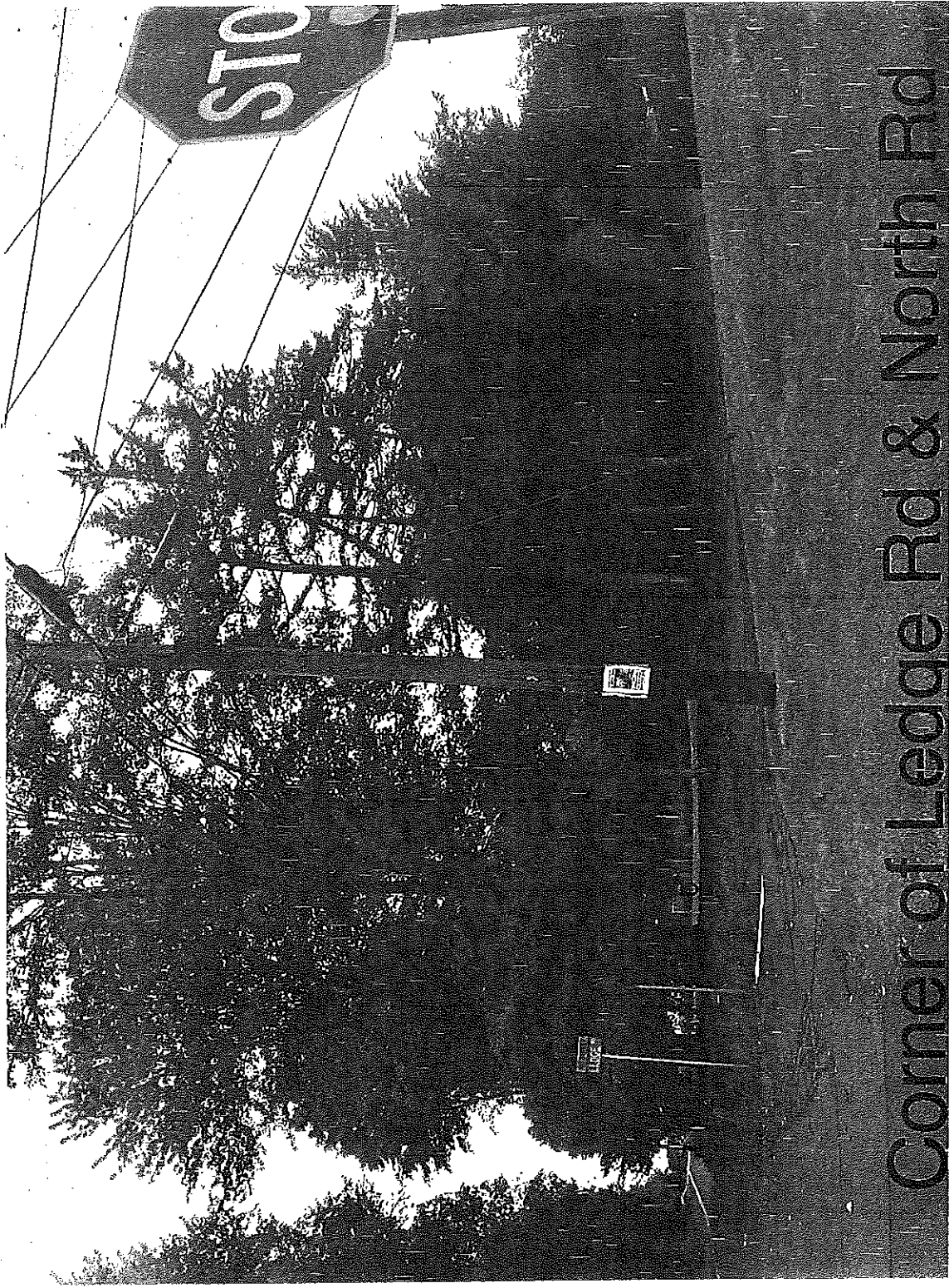
80.41

36.09

52.65

175.60



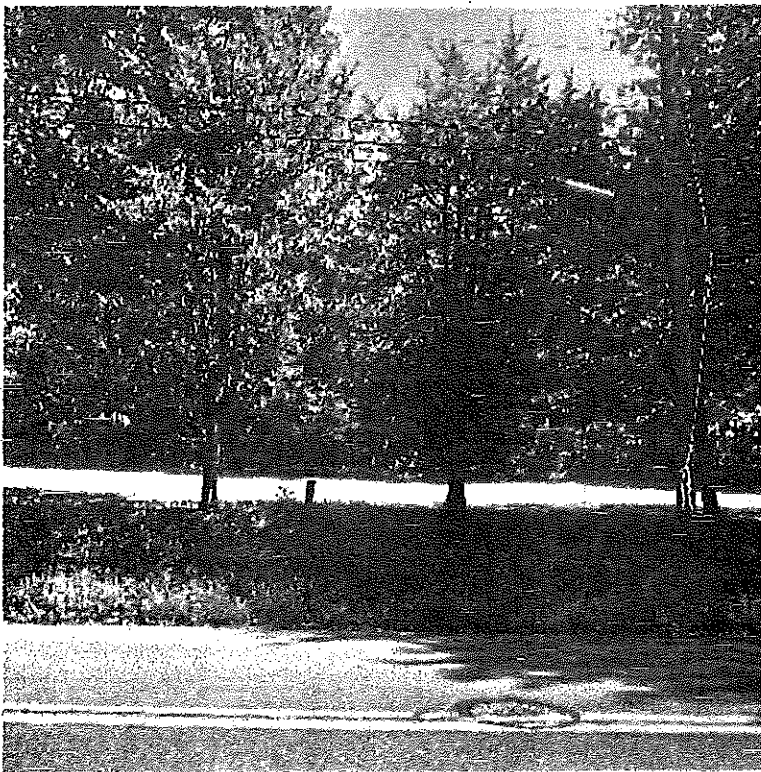
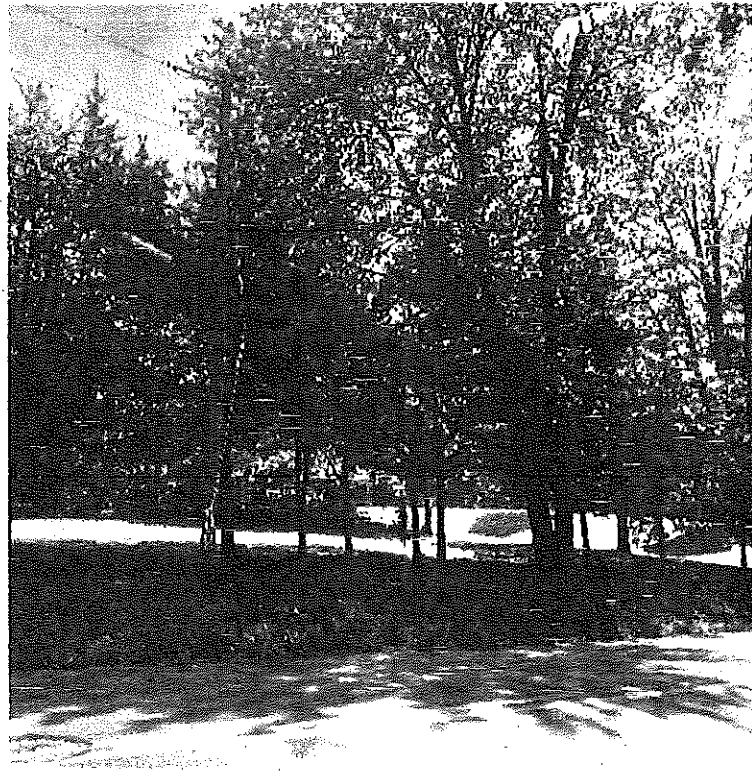


Corner of Ledge Rd & North Rd

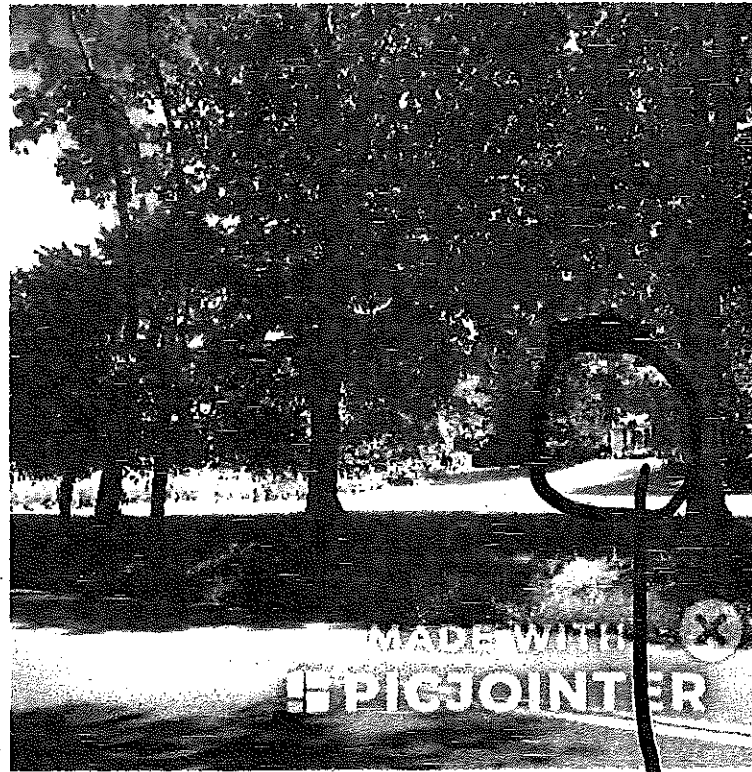
North Rd & Ledge  
Rd Corner



North Rd



North Rd



North Rd




Front yard along North Rd



### 78 NORTH ROAD (N.T.S.)



|                             |                    |
|-----------------------------|--------------------|
| <b>Property Information</b> |                    |
| Property ID                 | 00076500           |
| Location                    | 78-NORTH ROAD      |
| Owner                       | HARRISON ELIZABETH |

  
**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

RECEIVED FOR RECORD  
Sep 23, 2019 10:58A  
JOAN AHLQUIST  
TOWN CLERK  
CROMWELL, CT

TOWN OF CROMWELL  
ZONING BOARD OF APPEALS  
REGULAR PUBLIC HEARING AND MEETING  
6:30 P.M. TUESDAY SEPTEMBER 10, 2019  
ROOM 224/225 CROMWELL  
TOWN HALL, 41 WEST STREET

Minutes

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

Absent: Steve Wygonowski (alternate)

Also Present: Director of Planning and Development Stuart Popper, Zoning Enforcement Officer Bruce Driska, and Recording Clerk Sherry-Rose McGuire

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: None.
4. Approval of Agenda: Mark Zampino made a motion to approve the amended agenda; Seconded by John Keithan. *All in favor; motioned passed.*
5. Public Comments: None.
6. Public Hearings:

Vice Chairman Daniel T. Delisle read the Application # 19-10 and Application #19-11 for the public hearing.

a. Application #19-10: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Minimum Side Yard Setback) to allow for the construction of the garage 55 Field Road. Laura Beth Corey is the Applicant and the Owner.

John Keithan made a motion to open the public hearing for Application #19-10; Seconded

by John Whitney. *All in favor; motion passed.*

Laura Beth Corey, 55 Field Rd is requesting a variance to allow less than five feet of offset for garage erected under permit # 25963 issued on April 5, 2019. Ms. Corey explained that the variance is from section 2.7A of the Zoning regulations. She read from her application, "A hardship exists because the structure was erected and the construction is complete, moving the garage is unfeasible. The plan submitted with the permit application was done with the assistance of the building, sanitation and zoning departments and the necessary sign offs were acquired prior to commencing work. The plan utilized boundaries presented from the GIS system as no plot plan or survey was on file with the town due to the age of the subdivision. No survey was required by the town and the permit was granted based on the information available at the time. The GIS boundaries presented that the property had 40' side yard off of the rear of the foundation resulting in what was to be 9-10' offset from the property line. The garage was erected within the required offset as known at the time of the construction. The properties were both surveyed, the survey that was conducted by the neighbor (53 Field Rd) showed that the property was actually 35' of side yard resulting in the garage being 1.3 feet too close to the property line in the rear part and 1.1 feet too close in the front portion of the house. Being too close within the regular zoning compliance. "

The hearing became open to the public.

Sebastian DiDomenico, 53 Field Road is strongly against the request for a variance. Mr. DiDomenico feels as though the property owner should have applied for a variance prior to construction not after the completion.

Vincent Provenzano, 1 Jennifer Lane represents Ms. Corey's, as her attorney, states that she was unaware that the property line was closer than what was told by the GIS system.

Jeff Diclemente, 75 Field Road helped with the building of her garage and stated that to his knowledge Ms. Corey was unaware of how close it was to her neighbor's property. He said her plans were based upon the Town GIS system.

Sebastian DiDomenico, 53 Field Road stated that he took the house off the market and will not be doing anything farther until this gets resolved.

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

Chairman Morin asked Mr. Whitney to withdraw his motion to allow for the staff to contact the town attorney and arrange a meeting with all parties involved to see if something can be worked out.

John Whitney made a motion to withdraw his previous motion to close the public hearing; Seconded by John Keithan. All in favor; motion passed.

John Whitney made a motion to continue the Public Hearing on October 8th 2019 on Application #19-10: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Minimum Side Yard Setback) to allow for the construction of the garage 55 Field Road. Laura Beth Corey is the Applicant and the Owner; Seconded by John Keithan. All in favor; motion passed.

b. Application #19-11: Request for a Special Permit under Section 7.1.A.2 of the Zoning Regulations (Change from one nonconforming use to another) to allow for an ice cream parlor at 562 Main Street. Timothy Farrell is the Applicant and Brent H. Robbins is the Owner.

John Whitney made a motion to open the public hearing for Application #19-11; Seconded by Vice Chairman Daniel Delisle. *All in favor; motion passed.*

Timothy Farrell, 13 Grace Lane explained that he has requested for a Special Permit to change from nonconforming personal services use to a food/ hospitality use. He explained that he was seeking a special permit to change the existing beauty salon at 564 Main Street to a neighborhood ice cream shop. Mr. Farrell said that the impact will change from a year-round hair salon to a seasonal homemade ice cream shop. He noted that the hours would consist of March through November 11 a.m. till 9:30 p.m. Winter hours would consist of being on the weekends, including Fridays from 3 p.m. to about 8 p.m. Mr. Farrell said the hours may vary depending on weather and the demand of the public. He explained that the new plan calls for curbs and landscaping on Shadow Lane with access to the site from only Main Street. Mr. Farrell described the various site improvements including the landscaping, new parking spaces and improvements to the exterior and interior of the building. He said the goal is to be open by March 2020.

Chairman Morin opened the hearing to the public:

Brian Waldmiller, 48 Field Road thinks this would be a great improvement to the town and is in favor of this application.

Richard Anderson, 25 Chestnut Court is for this application and thinks this would be a great business to the area.

Margie Markze, 2 Shadow Lane is strongly in favor for this application and thinks it would be a great enhancement to the area.

Mertie Terry, 589 Main Street is definitely in favor for this application, and is thrilled that Mr. Farrell is proposing this ice cream shop in his hometown.

Bill Thompson, 6 Shadow Lane thinks this property and business will be a town landmark.

Julie Schmidt, 54 Field Road supports this application and is excited for it to open..She does request that Planning and Zoning looks into the sidewalks for that area.

Rose Horan, 559 Main Street is concerned about the hours and any trouble it may cause.

Jay Polke, 15 Harrison Drive speaks in favor for this application. He believes that it will be a nice enhancement for this property.

Bonnie Anderson, 25 Chestnut Court spoke in favor of this application and states that Mr. Farrell is a great business man.

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 the Application #19-11: Request for a Special Permit under Section 7.1.A.2 of the Zoning Regulations (Change from one nonconforming use to another) to allow for an ice cream parlor at 562 Main Street with the suggestion of looking into the handicap parking and the sidewalks with Planning and Zoning. Timothy Farrell is the Applicant and Brent H. Robbins is the Owner; Seconded by Mark Zampino. *All in favor; motion passed.*

7. Approval of Minutes:

- a. August 13, 2019 - Disregard the seating of Brian Fisk as alternate. Mark Zampino made a motion to approve the amended minutes as presented; Seconded by John Whitney. *All in favor; motion passed.*

8. Adjourn:

John Whitney made a motion to adjourn the meeting. *All in favor; motion passed.*  
Meeting adjourned at 8:04 p.m.

Respectfully submitted,



Sherry-Rose McGuire  
Commission Clerk