



Town of Cromwell Zoning Board of Appeals

REGULAR PUBLIC HEARING AND MEETING
6:30 P.M. TUESDAY SEPTEMBER 11, 2018
ROOM 224/225 CROMWELL
TOWN HALL, 41 WEST STREET

RECEIVED FOR RECORD
Sep 05, 2018 12:45P
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. New Business:
7. Public Hearings:
 - a. #18-14: Request for Variances from Section 2.2.B Bulk Requirements of the Zoning Regulations (Front, Side and Rear Yard Setbacks and Building Coverage Ratio) to allow for the construction of building additions that encroaches into the front, side and rear yards setback and the building coverage ratio at 84 Field Road. Carl and Marie Semino are the Applicants and Carl Semino is the Owner.
8. Approval of Minutes:
 - a. August 14, 2018
9. Adjourn

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 September 11, 2018 in Room 224 of the Cromwell Town Hall at 41 West Street on the following item:

1. Application #18-14: Request for Variances from Section 2.2.B Bulk Requirements of the Zoning Regulations (Front, Side and Rear Yard Setbacks and Building Coverage Ratio) to allow for the construction of building additions that encroaches into the front, side and rear yards setback and the building coverage ratio at 84 Field Road. Carl and Marie Semino are the Applicants and Carl Semino is the Owner.

At this hearing interested parties may appear and be heard, and written testimony received. The application is on file in the office of the Town Planner at 41 West Street, Cromwell, Connecticut.

Joseph Morin
Chairman

Dated in Cromwell, Connecticut this 28th day of August 2018

Memo

To: Zoning Board of Appeals
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: September 5, 2018
Re: Comments on the September 11, 2018 Meeting Agenda

7. Public Hearing:

a. #18-14: Request for Variances from Section 2.2.B Bulk Requirements of the Zoning Regulations (Front, Side and Rear Yard Setbacks and Building Coverage Ratio) to allow for the construction of building additions that will encroach into the front, side and rear yards setback and the building coverage ratio at 84 Field Road. Carl and Marie Semino are the Applicants and Carl Semino is the Owner.

The existing 15,681 square foot lot is located in the R-25 Zone District on the south side of Field Road and the west side of South Ridge Lane (the driveway into the 76 Field Road). The site contains an existing 1,422 square foot, one story, single family house. Attached is a map of the property showing the location of the house and the proposed additions to be constructed on the west side and the front of the house. As shown on the attached map the proposed addition on the west side will be extending from 5 feet to 24 feet into the side yard. The proposed addition in the front of the house will extend 13 feet into the required front yard setback. The additions will increase the lot coverage ratio to 20%.

Also attached is a map showing the existing side and front yard setbacks. It appears that the house is nonconforming as to the required set yard setbacks with an aggregate side yard of only 48 feet. The lot size is only 15,681 square feet so it is nonconforming to the required lot area in the R-25 Zone District (25,000 square feet).

The house is located in the R-25 Zone District and the required setbacks are as follows:

Front Yard Set Back: 40 Feet
Side Yard Set Back: 20 Feet Aggregate Side 50 Feet

Building Coverage 15%

18-14

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: 84 Field Road	PIN #: 00433200
Zoning District:	Volume/Page: 10/31/02 - 877/68 9/23/11 - 1388/030
Applicant: Carl & Marie Semino	Property Owner: Carl & Marie Semino
<input checked="" type="checkbox"/> Home or Business Address: 84 Field Road Cromwell CT 06416	Home or Business Address:
Phone #: 860-613-1522 - H Email: mariesemino@comcast.net	Phone: 860-966-4947 - Carl Cell: 860-798-8404 - Marie
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: Marie Semino	I hereby consent to the Applicant acting as my agent for the purpose of this application. Signature:
Type of Application (check one): <input checked="" type="checkbox"/> Variance from Section 2.2.B of the Zoning Regulations. <input type="checkbox"/> Appeal from ZEO Decision dated _____ <input type="checkbox"/> Change of Non-Conforming Use Special Permit. <input type="checkbox"/> Application for Motor Vehicle Location Approval (attach copy of your completed DMV Form K-7)	
Description of Request: Request for variances (front, side, rear yard setbacks and building coverage ratios) to allow for construction of building additions in the front and side yards.	

Justification for Request:

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

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).

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.

Mari Koo
applicant

8/16/18
date



Patriot
Properties Inc.

Use Code	Land Value	PA 490 Value	Mkt Adj Cost	Building Value	Outbuildings	Total Value	Total Assessed
101	112,500	0	102,500	0	0	215,000	150,500
TOTAL	112,500	0	102,500	0	0	215,000	150,500

Current Owner
SEMINO CARL
MARIE
0 84 FIELD ROAD CT 06416
CROMWELL

Previous Value Information

Tax Yr	Land Value	Bldg Value	Outbuildings	Total Value	Total Assessment
2018	112,500	102,500	0	215,000	150,500
2017	112,500	102,500	0	215,000	150,500
2016	103,180	105,460	1,440	210,080	147,060
2015	103,180	105,460	1,440	210,080	147,060
2014	103,180	105,460	1,440	210,080	147,060
2013	103,180	105,460	1,440	210,080	147,060

General Notes

Previous Owner(s)
SEMINO CARL
MARIE

Sales Information

Grantee	Vol-Page	Type	SaleDate	SalePrice	Sale Verif	GeneralNotes
SEMINO CARL	1388-030		09/23/2011	0	No Consideration	
SEMINO CARL	877-68		10/31/2002	169,900		

Activity Information

Date	Results	Visited By
09/30/2017	No Change - Field Review	Dave Stannard
06/09/2017	Change - Field Review	John Hocking
03/15/2017	Data Mailer No Change	Peter Primiano
08/22/2012	Change - Field Review	
09/19/2011	Permit- Miscellaneous	AO
08/24/2011	Permit- Miscellaneous	AO
08/24/2011	Permit- Miscellaneous	AO
12/06/2007	Measured	
12/30/2006	Callback	
03/31/2006	Permit- Left Card- Door	

Use	Description	Units	Neigh
101	Single Family	15,882 SF	R5
Total Area: 0.36			

Land Data

Special	Appraised Value	Land Calc	Neigh
PA 490	112,500	GF3	4500
Total Appraised: 112,500			
Assessed Value: 78,750			

Building Permit Information

Date	Permit #	Description	Amount	% Comp	Visit Date	CO Date	GeneralNotes
08/12/2011	20076	Roofing	2,000	100	09/19/2011	09/19/2011	50 yr arch
03/17/2011	19696	Wood Deck	3,100	100	08/24/2011	06/30/2011	16x16
04/25/2005	15213	Electric	0	100	10/27/2005	10/27/2005	wire basement office rec
04/12/2005	15187	Finish Bsmt	0	100	03/31/2006	10/27/2005	approx 700 sq. ft; frame

Property Factors

Census 5703

Flood:

Topo: Level

Street: Paved

Dev. Map

Dev. Map

Zoning Data

Desc. %

R-25 100.00

Utilities

2 Public Water

6 Septic

BAA

ParcelID: 00433200

Location: 84 FIELD ROAD

Printed By: Shawna

04/06/2018 9:11:44PM

Bldg Seq 1 Of 1

Exterior Information

Building Type: Ranch
 Story Ht: 1 Story
 Living Units: 1
 Foundation: Vinyl Siding
 Prim. Ext. Wall: Gable
 Roof Type: Arch. Shingl
 Avg. Wall Ht: YELLOW
 Color:

Condo Information

Name:
 Style:
 Location:
 Tot. Units:
 Year Blt: 1957
 Grade: C
 Remodeled Yr:
 Rem. Kitchen Yr:
 Rem. Bath Yr:

General Information

Year Blt: 1957
 Grade: C
 Remodeled Yr:
 Rem. Kitchen Yr:
 Rem. Bath Yr:

Interior Information

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

Depreciation %

Phys Cond Avg-Good 34.00
 Func 0.00
 Econ 0.00
 Spec 0.00
 OV 0.00
 Total %Dep: 34.00

Calculation

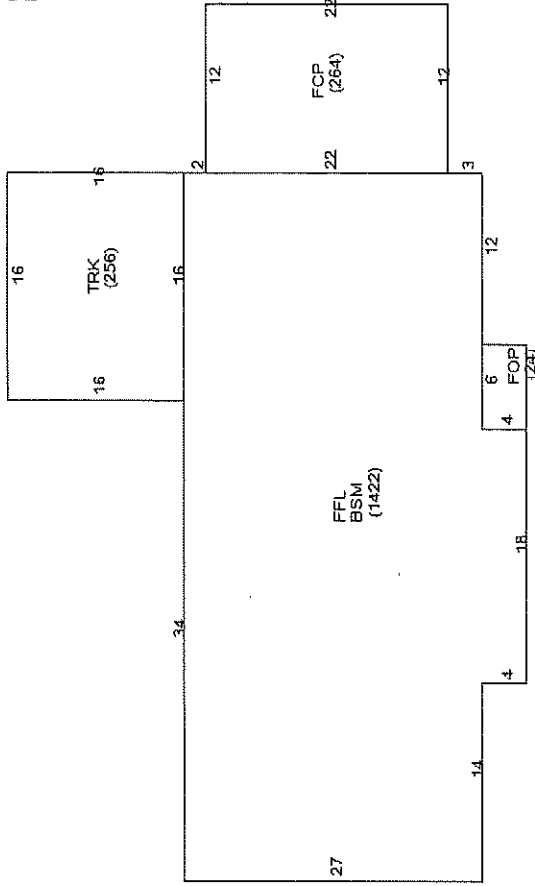
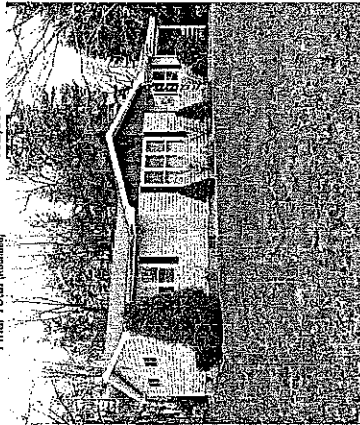
Basic \$/SQ 64.00
 Replacement Cost 155,328
 Depreciation 52,812
 Depreciated Value 102,516
 Final Total (Rounded) 102,500

Room Count

Total Rooms: 5
 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



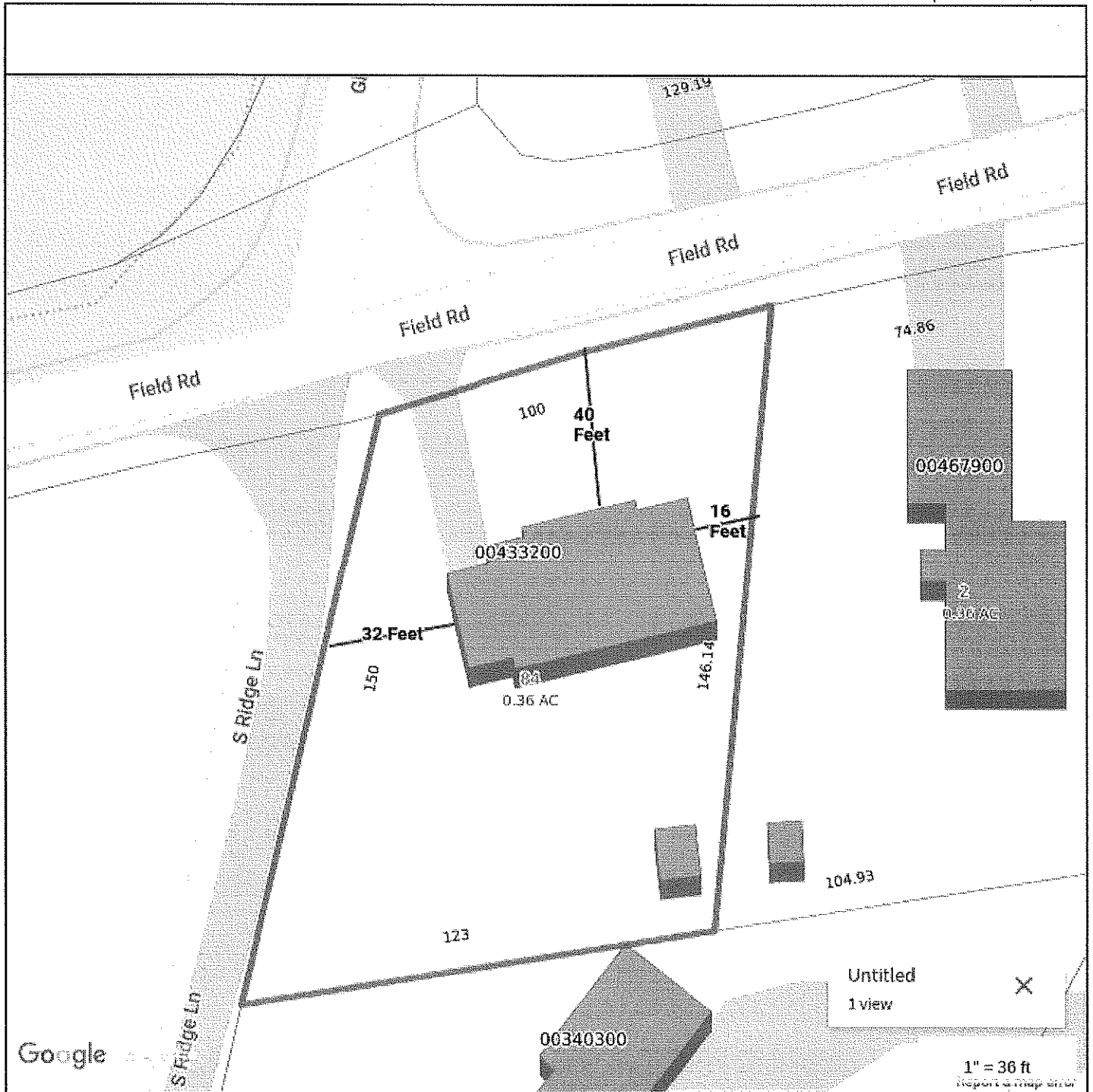
UnSketched Subareas:
 FBA (710)

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

Code	Description	Qty	Size	Cond.	Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment
SHIF	Shed Frame	1	120	AV	2007	20,000	8	0	0	0
Total Sp. Features: Total Appraised: 0 Total Assessed Value 0										

Sub Area Detail

Code	Desc.	Living	Gross Area
FFL	First Floor	1,422	1,422
FBA	Fin Bsmt Avg	0	0
FOP	Framed Open	0	0
BSM	Basement	0	0
TRK	Trek Deck	0	256
FCP	Carport	0	264
Total		1,422	1,422



Google

Untitled
1 view

1" = 36 ft
Report a map error

Property Information

Property ID 00433200
 Location 84 FIELD ROAD
 Owner SEMINO CARL

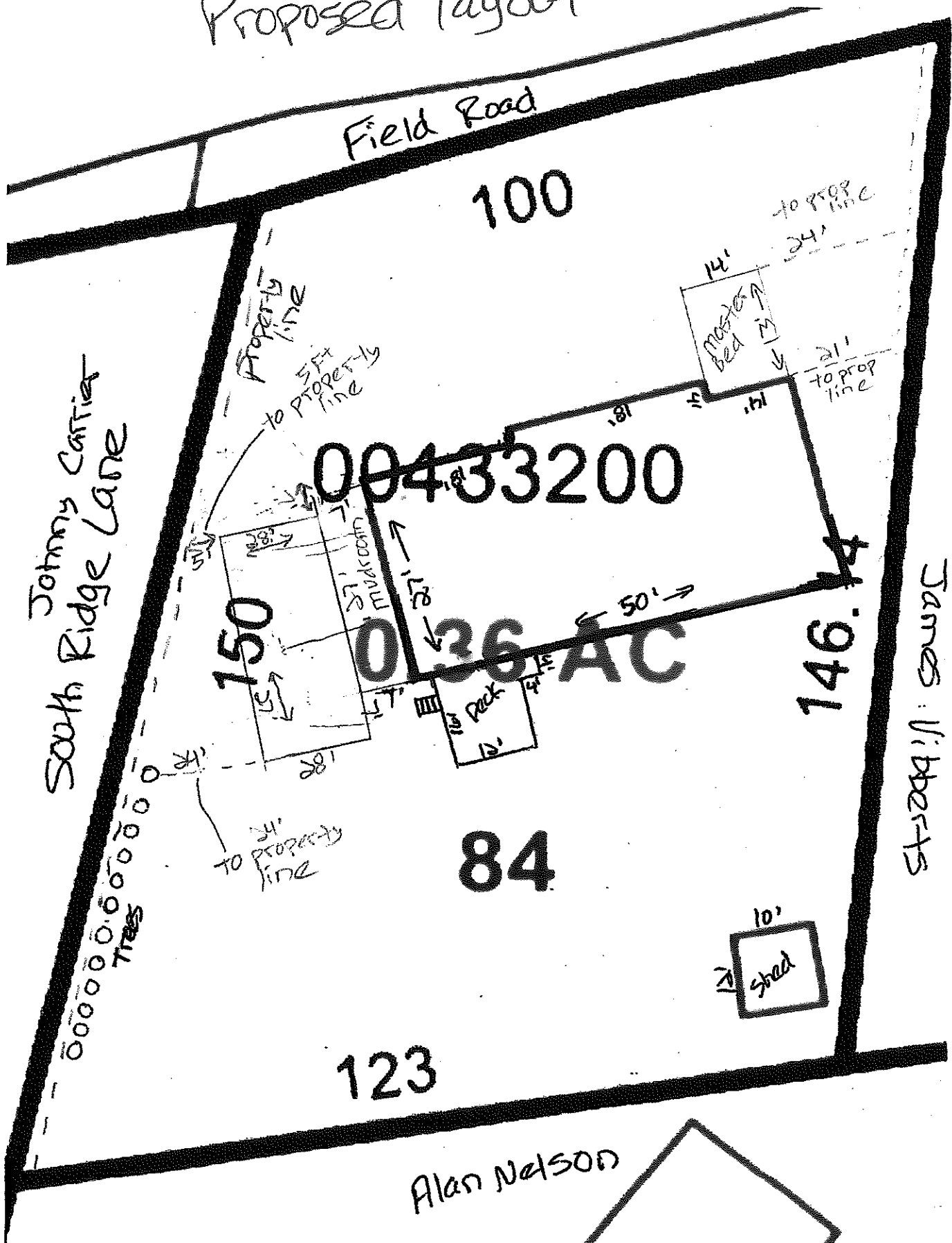


MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

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 7/1/2018
 Properties updated 09/04/2018

Proposed layout





Property Information

Property ID 00433200
Location 84 FIELD ROAD
Owner SEMINO CARL



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Parcels updated 7/1/2018
Properties updated 09/04/2018

84 FIELD ROAD- BUILDING COVERAGE CALCS

All numbers are in SQ FT unless otherwise noted

EXISTING	HOUSE	1446
EXISTING	DECK	256
EXISTING	SHED	120
EXISTING	CARPORT	<u>264</u>
		2086

PROPOSED MASTER	182
PROPOSED MUD RM	189
PROPOSED GARAGE	<u>756</u>
	1127

EXISTING	2086
PROPOSED	<u>1127</u>
Total SQ FT Structures	3213

LAND AREA **15,682**

Building Coverage Percentage Ratio= Total SQ FT of structures (S) ÷ by total land area (A) X 100%

S= 3213

A= 15,682

3213 ÷ 15,682 = 0.20 x 100= **20%**

**TOWN OF CROMWELL
ZONING BOARD OF APPEALS
REGULAR PUBLIC HEARING AND MEETING
6:30 PM TUESDAY, AUGUST 14, 2018
ROOM 224/225 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Joseph Morin, Daniel Delisle, John Whitney, Brian Fisk (alternate), Steven Wygonowski (alternate)

Absent: Mark Zampino, John Keithan

Also Present: Director of Planning and Development Stuart Popper

1. Call To Order

The meeting was called to order by Chairman Morin at 6:36 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

John Whitney made a motion to seat Brian Fisk and Steven Wygonowski; Seconded by Dan Delisle. *All in favor; motion passed.*

4. Approval of Agenda

A motion to accept the agenda as presented was made by Brian Fisk; Seconded by Dan Delisle. *All in favor; motion passed.*

5. Public Comments

NONE

6. New Business:

NONE

Chairman Morin noted that "Commissioner Comments" was not included on the agenda. He asked Mr. Popper about the legal notice for a proposed marijuana clinic. Mr. Popper said that the Zoning Regulations had been amended to permit a medical marijuana dispensary in the Highway Business Zone, but as a Special Permit. He said that the applicant, Curaleaf, was a national company that had a growing facility in Simsbury. He said that this was not a retail sale use, but medical only and patients needed a prescription card to even enter the facility. The applicant was proposing to locate its facility in the former Comcast Xfinity building on Willowbrook Road and a public hearing was scheduled for Tuesday night.

7. Public Hearing:

- a. Application #18-13: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Rear Yard Setback) to allow for the construction of an attached deck that encroaches into the rear yard setback at 6 Smith Farm Road. Cynthia L. Raynis is the Applicant and the Owner.

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

Mr. Popper read the legal notice. He also read his Memo dated August 6, 2018 into the record. He noted that the lot was .57 acres in size and located in the R-25 Zone. The existing house is 3,532 square feet in size. The proposed deck would extend 16 feet into the 57-foot setback, reducing it to 41 feet. He said that the lot was non-conforming as it was not 25,000 square feet in size and that was the hardship in this application.

He also struck the line "Connecticut Department of Transportation is the Applicant and Kimberly E. Chusmir is the Owner" from his Memo.

Cynthia Raynis, 6 Smith Farm Road, presented the application. She said that she wanted to build a deck in her backyard, but the current setback would only allow for an 8-foot deck, which would not fit a grill and patio furniture and her family. She said that her lot was elongated in shape, rather than rectangular like her neighbors', because of its location along the cul-de-sac.

Dan Delisle asked about the abutting property to the rear and the applicant said that her property abutted state property and Adelbrook, and she submitted photographs of the wooded tree line.

Chairman Morin asked Mr. Popper about the history of the non-conforming lot and if it was the subject of a zone change. Mr. Popper said that, based on the 2004 construction date, it could have been part of a conservation subdivision, which would have allowed for a smaller lot size, but did not know for sure. He said that there are a number of undersized lots in conservation subdivisions in town with similar issues as the applicant.

There were no public comments.

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

Brian Fisk made a motion to approve Application #18-13; Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Rear Yard Setback); Seconded by Dan Delisle.

Chairman Morin said that the application was fairly straightforward.

All were in favor; motion passed.

Chairman Morin advised the applicant to wait fifteen days from the date of publication of the legal notice.

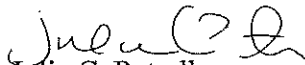
The applicant submitted the Affidavit regarding the sign and the Certificate of Mailing to Mr. Popper.

8. Approval of Minutes:

- a. July 10, 2018: A motion to approve the minutes was made by Dan Delisle; Seconded by John Whitney. In favor: Dan Delisle, Steven Wygonowski, John Whitney. Abstained: Chairman Morin, Brian Fisk. *Motion passed.*

9. Adjourn: Motion to adjourn at 6:52 p.m. by John Whitney. *All in favor; motion passed.*

Respectfully Submitted,



Julie C. Petrella
Recording Clerk