



**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.

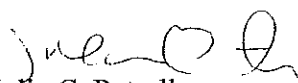
Chairman Morin advised the applicant to wait for the legal notice to be published before beginning construction.

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