



## Town of Cromwell Zoning Board of Appeals

***PUBLIC HEARING AND MEETING  
6:30 P.M. TUESDAY APRIL 11, 2023  
TOWN HALL COUNCIL CHAMBERS  
41 WEST STREET CROMWELL***

RECEIVED FOR RECORD  
May 01, 2023 01:40P  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

### **Minutes and Record of Votes**

**Present:** Vice Chairman Dan Delisle, Mark Zampino, John Whitney and Steve Wygonowski (alternate)

**Absent:** Chairman Joseph Morin, John Keithan

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

1. **Call to Order** - the meeting was called to order by Vice Chair Delisle at 6:30pm
2. **Roll Call** - The presence of the above members was noted.
3. **Seating of Alternates**

A motion was made by John Whitney and seconded by Mark Zampino to seat Steve Wygonowski as an alternate. All were in favor; the motion passed.

4. **Approval of Agenda**

A motion was made by Mark Zampino and seconded by John Whitney to approve the agenda. All were in favor; the motion passed.

5. **Public Comments** – none

6. **Public Hearing:**

- a. Application #23-02: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback on a corner lot and Aggregate Side Yard Setback) to allow for the construction of an addition on the east side of the house at 8 Black Haw Drive. Maureen Y. Krauss and Jeffrey are the Applicants and the Owners.

Vice Chair Delisle read the legal notice dated March 27, 2023.

A motion was made by Mark Zampino and seconded by John Whitney to open the public hearing for application #23-02. All were in favor; the motion passed.

Maureen Krauss, 8 Blackhaw Drive, Cromwell, CT said they are seeking a variance for 6.5 feet over the side yard setback. She said they are planning on adding a family room and a master bedroom with a bath. Mrs. Krauss said this is a corner lot. She said we have an ongoing water issue in the backyard although it is much better now with the addition of a swale, fill, drywell and landscaping.

Jeffrey Krauss, 8 Blackhaw Drive, Cromwell handed out photos taken March 14, 2023. He said this taken after a rainstorm. He said this actually better than it had before since they raised the hatchway, bricked in the basement windows and eliminated window wells. He said we also created a swale and installed a pumped sump. Mr. Krauss there would be a hardship if they had to use this area of the yard for the addition. He said we have notified the 8 surrounding neighbors, installed a 4 x 4 sign and submitted an affidavit attesting to this.

Mrs. Krauss said our home is a cape and the addition will look similar to the garage so the whole house will have a uniform appearance. She said it is a 900 square foot one story addition and the siding and roof will match the existing house. Mr. Zampino asked if they get water in the basement and Mr. Krauss said no and they have installed a sump pump.

Mr. Popper said the 6.5 feet into the setback minimized the impact and it faces the street. He said they have a clear hardship and Mr. Zampino said they clearly showed the evidence of the wet conditions. Mr. Wygonowski asked if there will be a basement under the addition and Mrs. Krauss said yes, but it will be high enough. She said all of the landscaping will stay as much as we can. She said all of the neighbors are happy with the addition. Mr. Driska said there has not been one call to his office with any questions or concerns about this. Mr. Zampino said as long as people in the neighborhood are fine with this than he has no issues. Mrs. Krauss said there have been a lot of additions in the neighborhood.

A motion was made by Mark Zampino and seconded by John Whitney to close the public hearing for application #23-02. All were in favor; the motion passed.

A motion was made by Mark Zampino and seconded by John Whitney to approve application #23-02. All were in favor; the motion passed.

Mr. Popper said a legal notice will put in the paper on Tuesday and if you want to start building before 2 weeks after the notice is published than you will need to submit a hold harmless letter to the town. He said you will receive the variance in the mail.

## **7. Board Members Comments:**

Vice Chair Delisle said he wishes Chairman Morin well since he had surgery today.

Mr. Zampino said we received the bylaws of the ZBA and on page 3, article 4 section 1 it says the Board meets on the fourth Tuesday of every month but it is really the 2nd Tuesday of the month. Mr. Popper said we can correct that. He said Chairman Morin asked me to distribute those so we can discuss them when he returns.

## **8. Approval of Minutes:**

### **a. March 14, 2023**

A motion was made by Mark Zampino and seconded by John Whitney to approved the minutes of March 14, 2023. All were in favor; the motion passed.

Mr. Zampino said he thought the minutes were too detailed and long. Mr. Popper said the it was long and onerous meeting and it seems better to have the details in writing. Mr. Delisle asked if the letter went out and Mr. Popper said it did last week.

## **9. Adjourn**

A motion was made by Mark Zampino and seconded by John Whitney to adjourn at 6:54pm. All were in favor; the motion passed.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Linda Imme".

Linda Imme  
Recording Clerk