

AGENDA
ZONING BOARD OF APPEALS
NOVEMBER 9, 2016 – 7:00 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

- I. ROLL CALL
- II. PUBLIC HEARING
 - 1. ZBA#16-14 – 25 Amherst Court, William and Susan Parsons/Owner, Advanced Improvements, LLC/Applicant, for a variance to Section 5.2 to allow a side yard setback of 12 feet on the southeast side of the property in lieu of the required 20 feet for a two-story addition, and a side yard setback of 16 feet on the northwest side of the property in lieu of the required 20 feet for a new landing on the existing part of the house. PIN#260908888604, RU-20 Zone.*
- III. MEETING FOLLOWING PUBLIC HEARING
 - 1. ZBA#16-14 –25 Amherst Court, William and Susan Parsons/Owners, Advanced Improvements LLC/Applicant*
- IV. CORRESPONDENCE
- V. APPROVAL OF MINUTES
 - 1. October 12, 2016*
- VI. OLD BUSINESS
- VII. NEW BUSINESS
 - 1. Adoption of 2017 Meeting Schedule*
 - 2. New Applications
- VIII. REPORT OF STAFF
- IX. ADJOURNMENT
 - * Enclosed

Next meeting: December 14, 2016



TOWN OF GROTON

PLANNING AND DEVELOPMENT SERVICES

DEBORAH G. JONES
ASSISTANT DIRECTOR
DJONES@GROTON-CT.GOV

134 GROTON LONG POINT ROAD, GROTON, CONNECTICUT 06340
TELEPHONE (860) 446-5970 FAX (860) 448-4094
WWW.GROTON-CT.GOV

October 25, 2016

The Day
Attention: Legal Advertising
P.O. Box 1231
New London, Connecticut 06320

Please publish the following legal ad on October 28, 2016 and November 4, 2016.

TOWN OF GROTON ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARING

The Zoning Board of Appeals will hold a public hearing on Wednesday, November 9, 2016 at 7:00 p.m. in Community Room 1, Town Hall Annex, 134 Groton Long Point Road, to hear the following:

ZBA#16-14 - 25 Amherst Court, William and Susan Parsons/Owner, Advanced Improvements, LLC/Applicant, for a variance to Section 5.2 to allow a side yard setback of 12 feet on the southeast side of the property in lieu of the required 20 feet for a two-story addition, and a side yard setback of 16 feet on the northwest side of the property in lieu of the required 20 feet for a new landing on the existing part of the house. PIN#260908888604, RU-20 Zone.

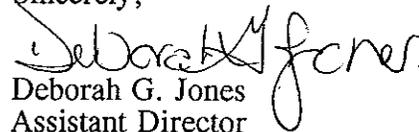
Applications are on file and available for public inspection during normal business hours at the Planning Department, 134 Groton Long Point Road, Groton, CT. Dated this 28th day of October, 2016 at Groton, CT. (On second insertion, please put "Dated this 4th day of November, 2016 at Groton, CT.")

Ed Stebbins, Chairman

Account #30384
P.O. #17000327

PLEASE DO NOT BOLD PRINT. If you have any questions, please do not hesitate to contact me.

Sincerely,


Deborah G. Jones
Assistant Director

DGJ:rms

STAFF SUMMARY SHEET

PROJECT NAME/LOCATION: ZBA#16-14, Parsons residence, 25 Amherst Court	
CAM: NA	
STAFF PLANNER: MTA	SUMMARY DATE: 11/2/16
TERMINAL ACTION DATE: 12/02/16	PUBLIC HEARING CLOSED: NA
EXISTING LAND USE/ZONING: RU-12	SITE AREA: 0.31 AC. SQ. FT.
SURROUNDING LAND USE/ZONING DISTRICT(S):	
<i>North:</i> RU-12	<i>South:</i> RU-12
<i>East:</i> RU-12	<i>West:</i> RU-12
HISTORY: The single family home that exists at the site was built as part of an open-space subdivision for which required side yard setbacks were relaxed to 10 feet from the required 20 feet in an RU-20 zone.	
PROJECT DESCRIPTION: The applicant is requesting a variance to Section 5.2 to allow for a side yard setback of 12 feet on the southeast side of the property in lieu of the required 20 feet for a two-story addition, and a side yard setback of 16 feet on the northwest side of the property in lieu of the required 20 feet for a new landing on the existing part of the house.	
LIST AGENCIES WITH OUTSTANDING COMMENTS:	
WAIVERS:	
LAND USE/DEVELOPMENT ISSUES ANALYSIS: Any development subsequent to the initial construction of the subdivision, such as that proposed in this application, is subject to RU-20 zoning regulations, including 20 foot side yard setbacks.	
ATTACH ANY RECOMMENDED ACTION, INCLUDING MODIFICATIONS AND/OR CONDITIONS AND TECHNICAL ITEMS.	

Town of Groton



25 AMHERST CT



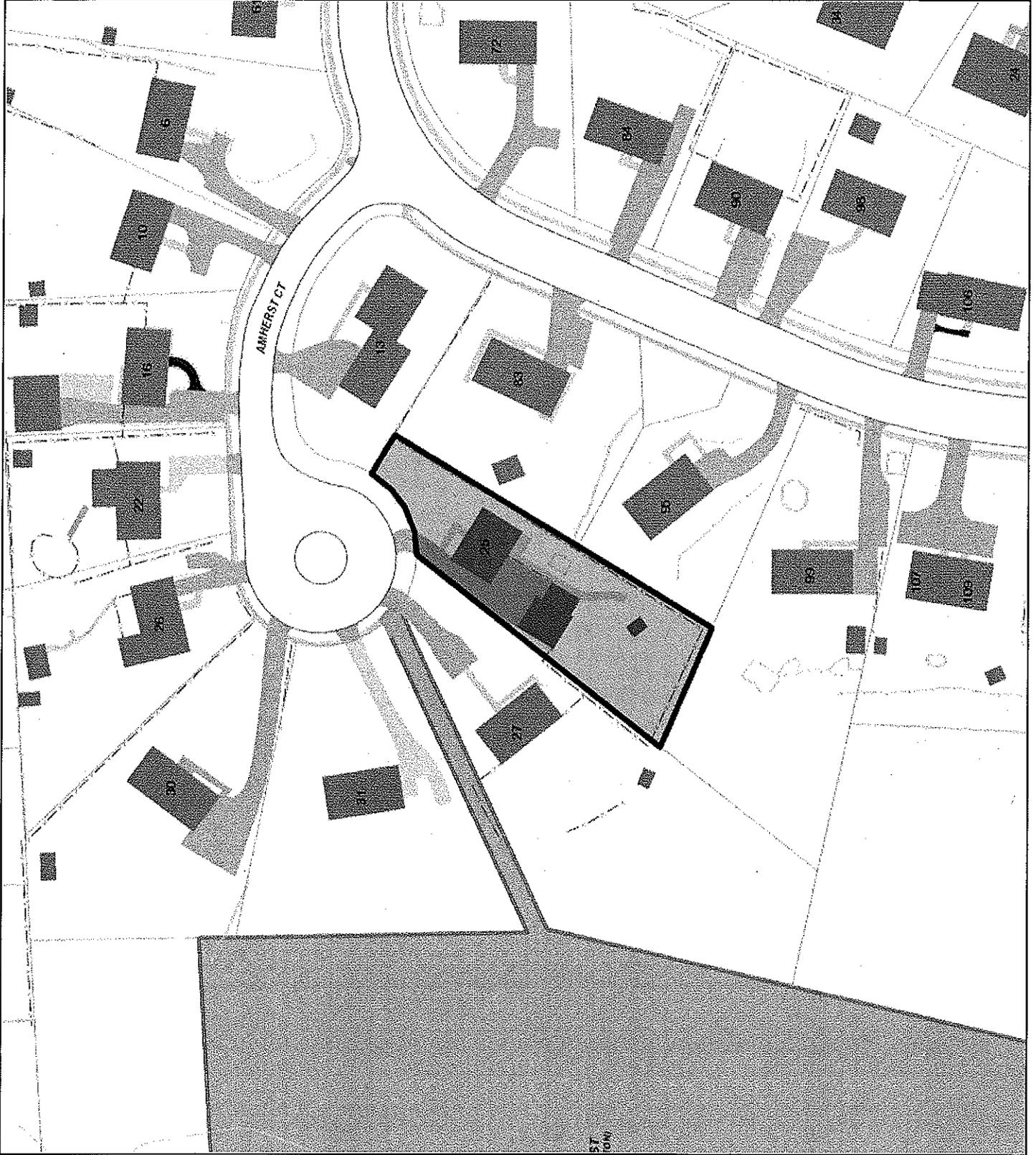
Disclaimer:

The planimetric and topographic information depicted on this map was derived from aerial photography and other sources of information depicted in April 2009. The parcel and property line information depicted on this map has been compiled from recorded deeds, maps, assessor records, and other sources of information. This map is not intended to be used as a legal document and is not a substitute for a professional survey. The information depicted is a graphical representation of real property information and is not intended to be used as a substitute for a professional survey. The information depicted is not intended to be used as a substitute for a professional survey. THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.

Horizontal Datum: Connecticut State Plane Coordinates, North American Datum of 1983 (NAD83 Feet).

Vertical Datum: North American Vertical Datum of 1985 (NAVD85).

Date: 11/2/2016



MINUTES
TOWN OF GROTON
ZONING BOARD OF APPEALS
OCTOBER 12, 2016 – 7:00 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 1

Chairman Stebbins called the meeting to order at 7:00 p.m.

I. ROLL CALL

Regular members present: Stebbins, Manning, Russotto
Absent: Kravits, Mencer
Staff present: Allen, Silsby

II. PUBLIC HEARING

1. ZBA#16-10 -18-22 West Main Street, Historic Mystic LLC/Owner, Gregg Fedus/Engineer, for a variance to Section 5-2 to allow side yard setbacks of 0 feet in lieu of the required 10 feet, a front yard setback of 0 feet in lieu of the required 10, and lot coverage of 100% instead of the required 65% for a new carport. PIN#261918412081, WDD Zone. CAM. – Continued from July 27, 2016

Secretary Manning read a letter dated October 12, 2016 from Gregg Fedus, applicant for variance application ZBA#16-10, requesting a continuance until October 26, 2016.

III. MEETING FOLLOWING PUBLIC HEARING

1. ZBA#16-10, 18-22 West Main Street, Historic Mystic LLC/Owner (CAM)

MOTION: To continue the public hearing until October 26, 2016

Motion made by Russotto, seconded by Stebbins, so voted unanimously

IV. CORRESPONDENCE – None

V. APPROVAL OF MINUTES

1. September 28, 2016

MOTION: To adopt the minutes of September 28, 2016, as written.

Motion made by Russotto, seconded by Manning, so voted unanimously

VI. OLD BUSINESS

Manning inquired about a question previously raised by the Board about getting an opinion from the Town Attorney in terms of what constitutes a quorum. Staff explained the requirement that it takes 4 members to approve a variance within the allotted timeframe but, if action is not taken within the allotted timeframe, the variance would automatically be denied unless withdrawn by the applicant first. If the Board has an absence and there are only 3 members or less present, there would be no extension allowed for the applicant. Staff noted that Manning will be out of

town for the next 2 meetings which means that there will only be a maximum of 4 members present at the next 2 meetings. Further details were given by Staff. Discussion followed about members phoning in to a meeting if not physically present. In terms of the Central Hall application, the applicant's deadline date is November 9th, which means that the public hearing must be closed no later than that date. Staff gave a brief update on the status of the application and the concerns that have been raised by different entities.

VII. NEW BUSINESS

1. New Applications - None

VIII. REPORT OF STAFF

Staff stated that Thomas Hennick, Public Education Officer, State of Connecticut Freedom of Information Commission will be making a presentation during the Committee of Chairpersons meeting scheduled for Wednesday, October 19th at 6 pm. All members are encouraged to attend this worthwhile meeting.

Staff reported back to the Board about a property owner on Pearl Street who submitted a variance application in 2001 requesting convert an existing garage into an accessory apartment, which had been denied. Since then, the building has been demolished and was rebuilt in compliance with zoning regulations.

IX. ADJOURNMENT

Motion to adjourn at 7:26 pm made by Russotto, seconded by Manning, so voted unanimously.

Tom Manning, Secretary
Zoning Board of Appeals

Prepared by Robin M. Silsby
Office Assistant II

ZONING BOARD OF APPEALS

2017 REGULAR MEETING SCHEDULE

Regular meetings are held at 7:00 p.m. in Community Room 1 at the Town Hall Annex on the second and fourth Wednesday of the month, except as noted.

January 11, 2017
January 25, 2017

July 12, 2017
July 26, 2017

February 8, 2017
February 22, 2017

August 9, 2017
August 23, 2017

March 8, 2017
March 22, 2017

September 13, 2017
September 27, 2017

April 12, 2017
April 26, 2017

October 11, 2017
October 25, 2017

May 10, 2017
May 24, 2017

November 8, 2017

June 14, 2017
June 28, 2017

December 13, 2017

DRAFT